

SUMMARY TABLE			
		ALLOW/REQD	PROVIDED
ZONING		LR-2	PD-Mixed Use
USE		Mixed Use (Retail/Condos)	
LOT AREA		57,241 sq.ft. / 1.31 acres	
BUILDING COVERAGE		65% / 37,207sf	12,715 sq.ft. ³
BUILDING AREA TOTAL		-----	99,171 sq.ft.
RETAIL (1st)		-----	6,890 sq.ft.
CONDOS (1st-Amenities)		-----	3,712 sq.ft.
PARKING (2nd)		-----	19,816 sq.ft.
CONDOS (3rd - 5th)		-----	66,640 sq.ft.
BUILDING HEIGHT		75'	69'
PARKING TOTAL		68 spaces	74 spaces
HANDICAP		2 spaces	3 spaces
DWELLING UNITS	Qty	Minimum	Provided (Aprox)
1 Bedroom Unit A4	3	600 sq.ft.	1,109 sq.ft.
2 Bedroom Unit A3	6	800 sq.ft.	1,400 sq.ft.
2 Bedroom Unit A2	12	800 sq.ft.	1,595 sq.ft.
3 Bedroom Unit A1	6	1,000 sq.ft.	1,630 sq.ft.

1. ACCORDING TO MAP NO. 48113C0160K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, A PORTION OF THIS PROPERTY IS WITHIN ZONE X 0.2% FLOOD AREA. THE REMAINDER OF THIS PROPERTY IS WITHIN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BUILDING FOOTPRINT DOES NOT INCLUDE PARKING AND FIRELANE LOCATED UNDER THE UPPER FLOORS.
4. REQUIRED PARKING RATIOS SHALL BE ASSESSED USING APPLICABLE STANDARDS FOR EACH TENANT USE AT COMMERCIAL TENANT FINISH OUT.
5. DUMPSTER AND COMPACTOR TO BE ON ROLLERS FOR ACCESS BY REFUSE COMPANY.



Prj. #20054 ISSUE RECORD		
DATE:	ISSUED FOR:	COMMENTS:
Drawing File:	"1375 MEC" PARTIAL DESIGN CONCEPTS ONLY	Confidential/Copyright (c) NMECM 2018

LEGEND:
I.R.S.
I.R.F.
P.O.B.
R.O.W.
C.M.
W.E.
Basis of Bearings
Drain. & Det.

Iron Rod Set
Iron Rod Found
Point Of Beginning
Right-Of-Way
Controlling Monument
Water Easement
NAD 83
Drainage and Detention

OWNER OF RECORD:
Savana Nuran Inc
7317 Holly Hill Drive
Dallas, TX 75231
P: 214-616-7846
E: kevinnuran@yahoo.com

APPLICANT:
NME Construction Mgmt.
13151 Emily Road,
Suite #100
Dallas, TX 75240
P: 817-448-5034
E: imtiaz@nmebcm.com

ENGINEER:
IHP Engineering, L
13151 Emily Road
Suite #120
Dallas, TX 75240
P: 214-815-4833
E: joseb@nmecm.com

Case # PLZ2020-153
CONCEPTUAL PLANS
 of
LANDMARK CORNER
 1375 Mac Arthur Drive
 Carrollton, TX 75007

Conceptual Site Plan

te:	01-13-2021
ale:	Varies
awn By:	N. P. K.
ge:	SP1

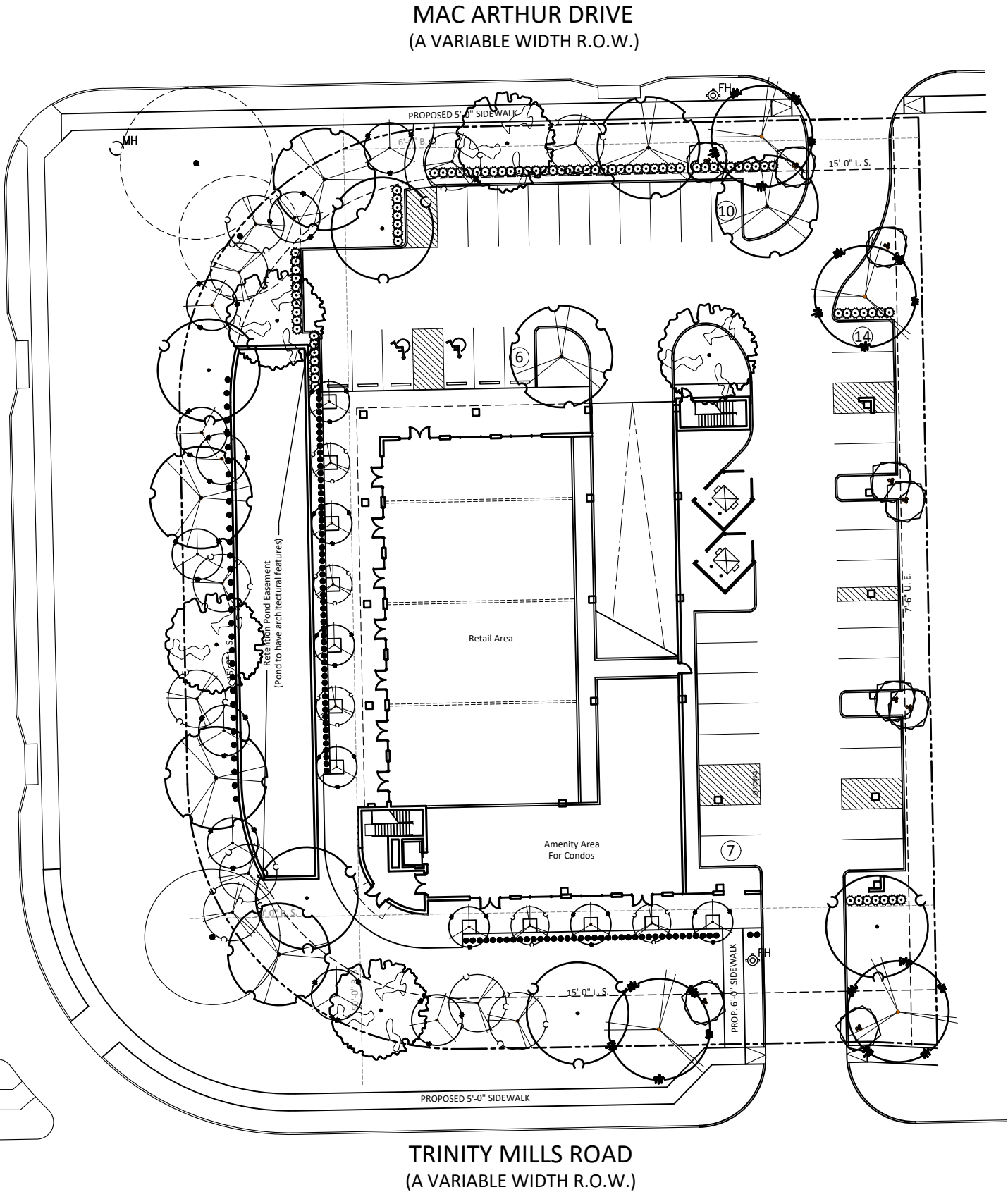
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BUILDING HEIGHT	75'	69'
PARKING TOTAL	68 spaces	74 spaces
HANDICAP	2 spaces	3 spaces
IMPERVIOUS SURFACE	-----	37,154 sq. ft.
LANDSCAPE AREA (10%)	5,724 sq. ft.	16,495 sq. ft.
RETENTION POND AREA	-----	3,592 sq. ft.
SHADE TREES	24 trees	24 trees
Trinity Mills (2 per 100')	3 trees	3 trees
Dickerson Parkway (2 per 100')	6 trees	7 trees
Mac Arthur (2 per 100')	3 trees	3 trees
Parking (1 per 12 spaces)	3 trees	3 trees
Site (1 per 4,000sf)	6 trees	5 trees
Retention (1 per 50')	3 trees	3 trees
ORNAMENTAL TREES	23 trees	24 trees
Trinity Mills (3 per 100')	4 trees	4 trees
Dickerson Parkway (3 per 100')	9 trees	10 trees
Mac Arthur (3 per 100')	4 trees	4 trees
Retention (2 per 50')	6 trees	6 trees
SHRUBERY	220 shrubs	175 shrubs
Trinity Mills (34 per 100')	48 shrubs	48 shrubs
Dickerson Parkway (34 per 100')	92 shrubs	82 shrubs
Mac Arthur (34 per 100')	48 shrubs	48 shrubs
Retention (10 per 50')	32 shrubs	32 shrubs

PLANTING LEGEND

SYMBOL	#	TYPE	CAL.
	4	CANOPY	4"
	5	CANOPY	4"
	7	CANOPY	4"
	5	CANOPY	4"
	3	EXISTING	
	15	ORNAMENTAL	5 gal.
	17	ORNAMENTAL	5 gal.
	9	ORNAMENTAL	5 gal.
	78	SHRUBERY	5 gal.
	131	SHRUBERY	1 gal.

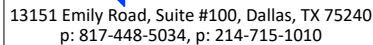
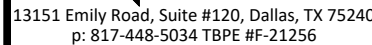
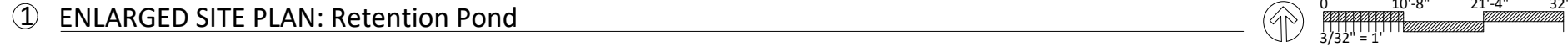
DICKERSON PARKWAY
(A VARIABLE WIDTH R.O.W.)



① LANDSCAPE PLAN

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BUILDING HEIGHT	75'	69'
PARKING TOTAL	68 spaces	74 spaces
HANDICAP	2 spaces	3 spaces
IMPERVIOUS SURFACE	-----	37,154 sq. ft.
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	5	CANOPY		4"
	7	CANOPY		4"
	4	CANOPY		4"
	5	CANOPY		3"
	3	EXISTING		
	14	ORNAMENTAL		5 gal.
	17	ORNAMENTAL		5 gal.
	7	ORNAMENTAL		5 gal.
	85	SHRUBERY		5 gal.
	100	SHRUBERY		1 gal.



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DATE:	ISSUED FOR:	COMMENTS:
Drawing File:	1375 MEC-ARTHR® DRIVE/COMP/ARTHR/THRL	Confidential/Copyright (c) NMECM 2018

LEGEND:
I.R.S.
I.R.F.
P.O.B.
R.O.W.
C.M.
W.E.
Basis of Bearings
Drain. & Det.

CONTACTS:
OWNER OF RECORD:
Savana Nuran Inc
7317 Holly Hill Drive
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P: 214-616-7846
E: kevinnuran@yahoo.com

ENGINEER:
IHP Engineering, LLC
13151 Emily Road
Suite #120
Dallas, TX 75240
P: 214-815-4833
E: joseb@nmecm.com

Retention Pond Details

ate:	01-13-2021
cale:	Varies
rawn By:	N. P. K.
age:	SP3



② EXTERIOR ELEVATIONS



① EXTERIOR ELEVATIONS



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STAMP:

LEGEND:
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Basis of Bearings
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Iron Rod Set
Iron Rod Found
Point Of Beginning
Right-Of-Way
Controlling Monument
Water Easement
NAD 83
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Case # PLZ2020-153
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of
LANDMARK CORNER
1375 Mac Arthur Drive
Carrollton, TX 75007
Conceptual Elevations