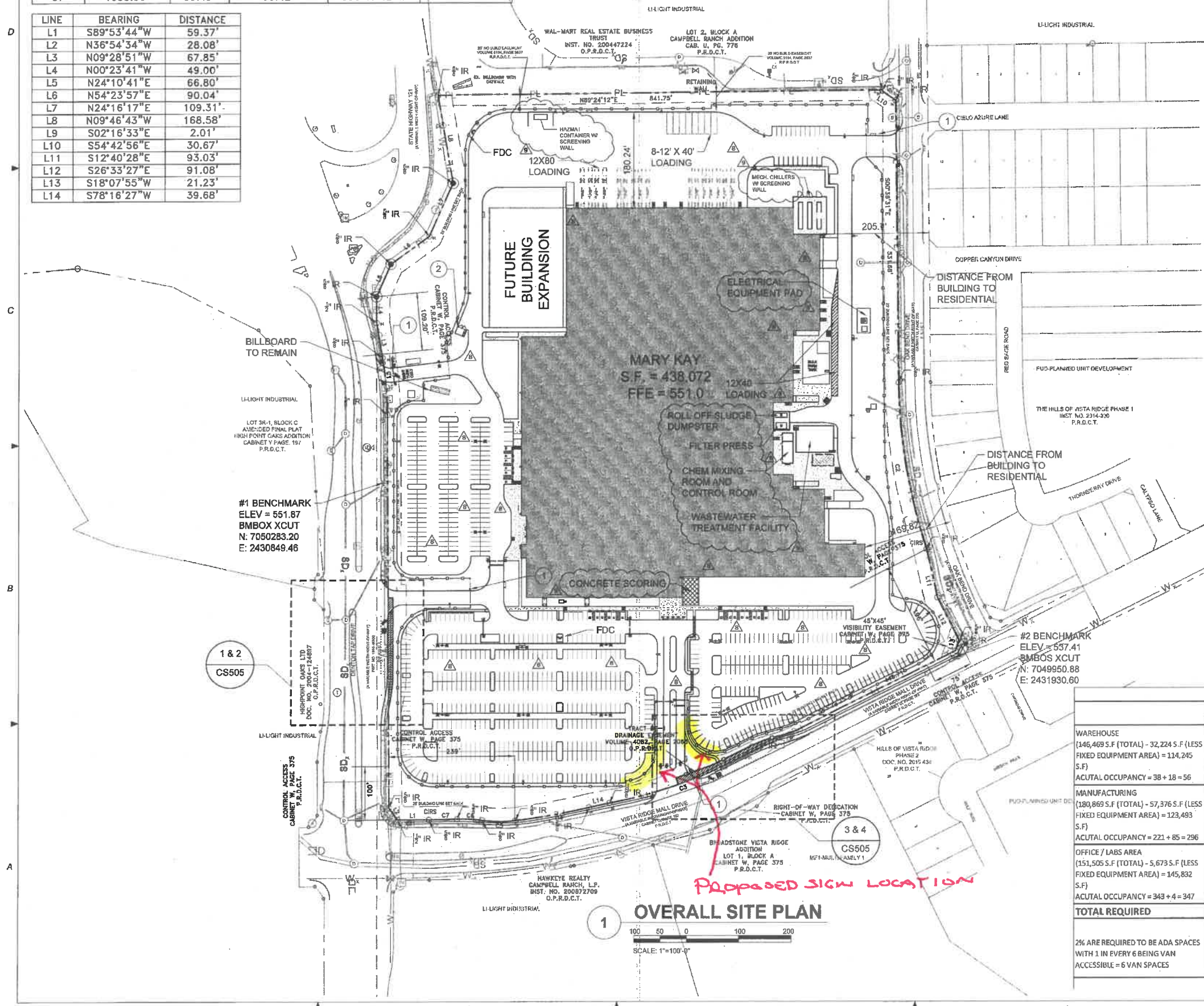


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	676.60'	108.31'	108.19'	N04°53'42"W	09°10'19"
C2	1030.00'	320.98'	319.68'	S09°32'10"E	17°51'18"
C3	987.50'	272.91'	272.04'	S71°17'27"W	15°50'04"
C4	1350.50'	141.31'	141.25'	S79°57'07"W	05°59'43"
C5	237.50'	62.79'	62.60'	N89°28'37"W	15°08'48"
C6	262.50'	47.70'	47.63'	N87°06'34"W	10°24'41"
C7	1338.50'	53.43'	53.42'	S88°49'42"W	02°17'13"

LINE	BEARING	DISTANCE
L1	S89°53'44"W	59.37'
L2	N36°54'34"W	28.08'
L3	N09°28'51"W	67.85'
L4	N00°23'41"W	49.00'
L5	N24°10'41"E	66.80'
L6	N54°23'57"E	90.04'
L7	N24°16'17"E	109.31'
L8	N09°46'43"W	168.58'
L9	S02°16'33"E	2.01'
L10	S54°42'56"E	30.67'
L11	S12°40'28"E	93.03'
L12	S26°33'27"E	91.08'
L13	S18°07'55"W	21.23'
L14	S78°16'27"W	39.68'



GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- REFER TO LANDSCAPING PLANS FOR ADDITIONAL SITE AND FEATURES.
- NO OUTSIDE STORAGE IS PROPOSED.
- REFER TO CS111-CS116 FOR DIMENSIONAL CONTROL PLAN & GEOMETRY POINT DATA.
- REFER TO CS120 FOR THE PAVING PLAN.
- SECURITY FENCE TO BE 8' TALL GALVANIZED STEEL PICKET FENCE (NO PAINT). IF THE FENCE IS LOCATED ON TOP OF THE PROPOSED RETAINING WALLS, IT WILL HAVE TO HAVE THE 4" PICKET SPACING. (SHOWN AS ADD ALTERNATE)
- #1 BENCHMARK ON CURB INLET.
- #2 BENCHMARK ON CURB INLET.

SITE PLAN LEGEND

- PROPERTY LINE
- 8' PERIMETER FENCE, ORNAMENTAL METAL (SHOWN AS ADD ALTERNATE)
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE
- ⊙ FIRE DEPARTMENT CONNECTION (FDC)
- ⊙ CONCRETE TxDOT MONUMENT FOUND
- ⊙ 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KHA" FOUND UNLESS DESCRIBED OTHERWISE
- ⊙ 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET

KEYED NOTES

- ALL GATES CROSSING THE FIRE LANE SHALL BE EQUIPPED WITH A KNOX BREAKAWAY AS WELL AS A STROBE OPENER (OPTICOM OR OTHER COMPATIBLE DEVICE)
- DUMPSTER

IMPERVIOUS AREA TABLE

TOTAL ACRES	TOTAL IMPERVIOUS AREA
1,245,990.82 SQ. FT.	658,609 SQ. FT.
28.6 ACRES	15.12 ACRES

PARKING ANALYSIS

	OFF-STREET PARKING		OFF-STREET LOADING	
	NET PARKING REQUIRED	PARKING PROVIDED	NET LOADING REQUIRED	LOADING PROVIDED
WAREHOUSE (146,469 S.F. (TOTAL) - 32,224 S.F. (LESS FIXED EQUIPMENT AREA) = 114,245 S.F.) ACTUAL OCCUPANCY = 38 + 18 = 56	57		11	11
MANUFACTURING (180,869 S.F. (TOTAL) - 57,376 S.F. (LESS FIXED EQUIPMENT AREA) = 123,493 S.F.) ACTUAL OCCUPANCY = 221 + 85 = 296	412		12	12
OFFICE / LABS AREA (151,505 S.F. (TOTAL) - 5,673 S.F. (LESS FIXED EQUIPMENT AREA) = 145,832 S.F.) ACTUAL OCCUPANCY = 343 + 4 = 347	486		9	9
TOTAL REQUIRED	955	806*	32	32
2% ARE REQUIRED TO BE ADA SPACES WITH 1 IN EVERY 6 BEING VAN ACCESSIBLE = 6 VAN SPACES	(19)	(20)		

* VARIANCE IS REQUIRED

JACOBS
1999 Driven Street, Dallas, TX 75201

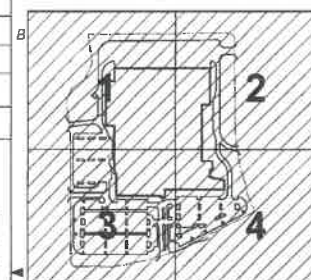


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REV	DESCRIPTION	DATE
01	DRAFT DESIGN DEVELOPMENT	07/29/2016
02	CITY COMMENTS	09/28/2016
03	CITY COMMENTS	10/25/2016
04	CITY COMMENTS	10/27/2016
05	CITY COMMENTS	11/29/2016
06	CITY COMMENTS	12/12/2016
07	GENERAL REVISIONS	03/31/2017
08	CITY COMMENTS	04/18/2017
09	CITY COMMENTS	05/25/2017

MARY KAY
REGAL ROW RELOCATION,
A MANUFACTURING, RESEARCH & DEVELOPMENT,
OFFICE AND WAREHOUSE FACILITY.
NEC DENTON TAP &
VISTA RIDGE MALL DR.
CAMPBELL RANCH ADDITION
LOT 3 BLOCK A
28.604 ACRES

Key Plan:



Scales:

Jacobs Project No.: F8293400

Drawing Title:

OVERALL SITE PLAN

Date: 29 JULY 2016

Designed: DAG

Drawn: DAG

Checked: YAK

Drawing No.:

CS100