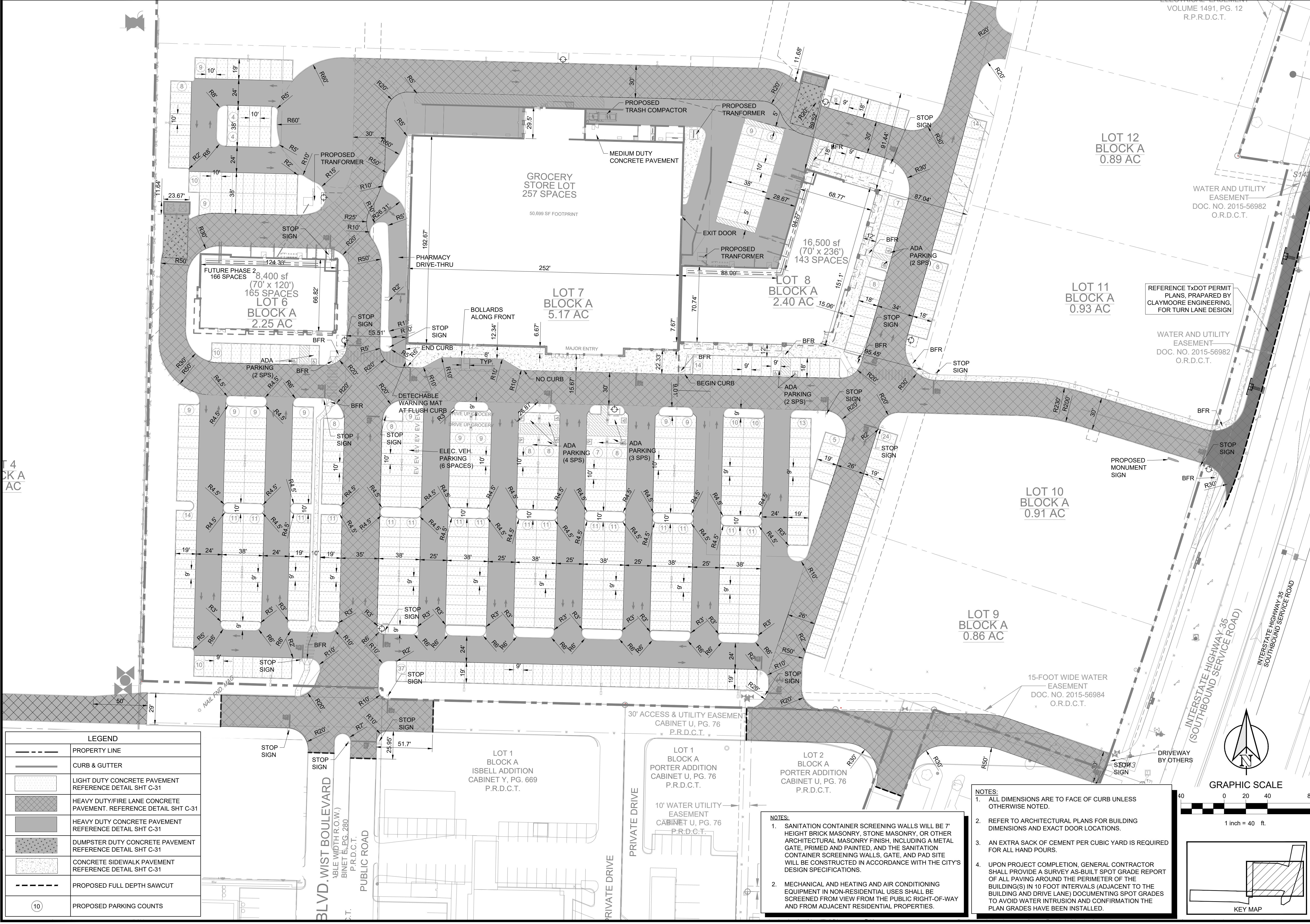


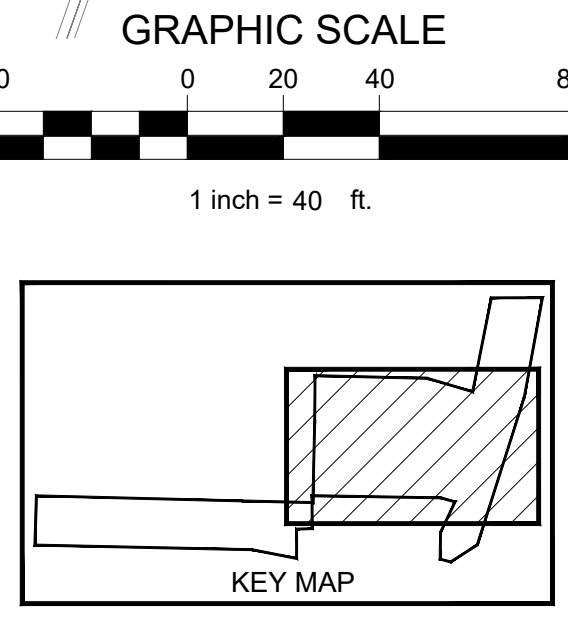
PLOTTED BY: DAN CABALLERO
PLOT DATE: 6/28/2024 4:13 PM
LOCATION: 2: \PROJECTS\PROJECTS\2022-185 MALOUF SANGER\CADD\SHEETS\PHASE 1 COMMERCIAL\C-9 DIMENSIONAL CONTROL PLAN CHAPMAN LOTS.DWG
LAST SAVED: 6/28/2024 10:10 AM



LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	LIGHT DUTY CONCRETE PAVEMENT REFERENCE DETAIL SHT C-31
	HEAVY DUTY/FIRE LANE CONCRETE PAVEMENT. REFERENCE DETAIL SHT C-31
	HEAVY DUTY CONCRETE PAVEMENT REFERENCE DETAIL SHT C-31
	DUMPSTER DUTY CONCRETE PAVEMENT REFERENCE DETAIL SHT C-31
	CONCRETE SIDEWALK PAVEMENT REFERENCE DETAIL SHT C-31
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS

- NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE 7" HEIGHT BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - UPON PROJECT COMPLETION, GENERAL CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT SPOT GRADE REPORT OF ALL PAVING AROUND THE PERIMETER OF THE BUILDING(S) IN 10 FOOT INTERVALS (ADJACENT TO THE BUILDING AND DRIVE LANE) DOCUMENTING SPOT GRADES TO AVOID WATER INTRUSION AND CONFIRMATION THE PLAN GRADES HAVE BEEN INSTALLED.



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PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: DREW DONOSKY
P.E. No.125651 Date: 6/28/2024

SANGER MALOUF
DEVELOPMENT
HENRY TIERWESTER SURVEY,
ABSTRACT NO. 1241
SANGER, TEXAS

No.	DATE	REVISION	BY

DIMENSIONAL CONTROL
PLAN COMMERCIAL

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 6/28/2024

SHEET
C-7

CASE NO. 2022-185