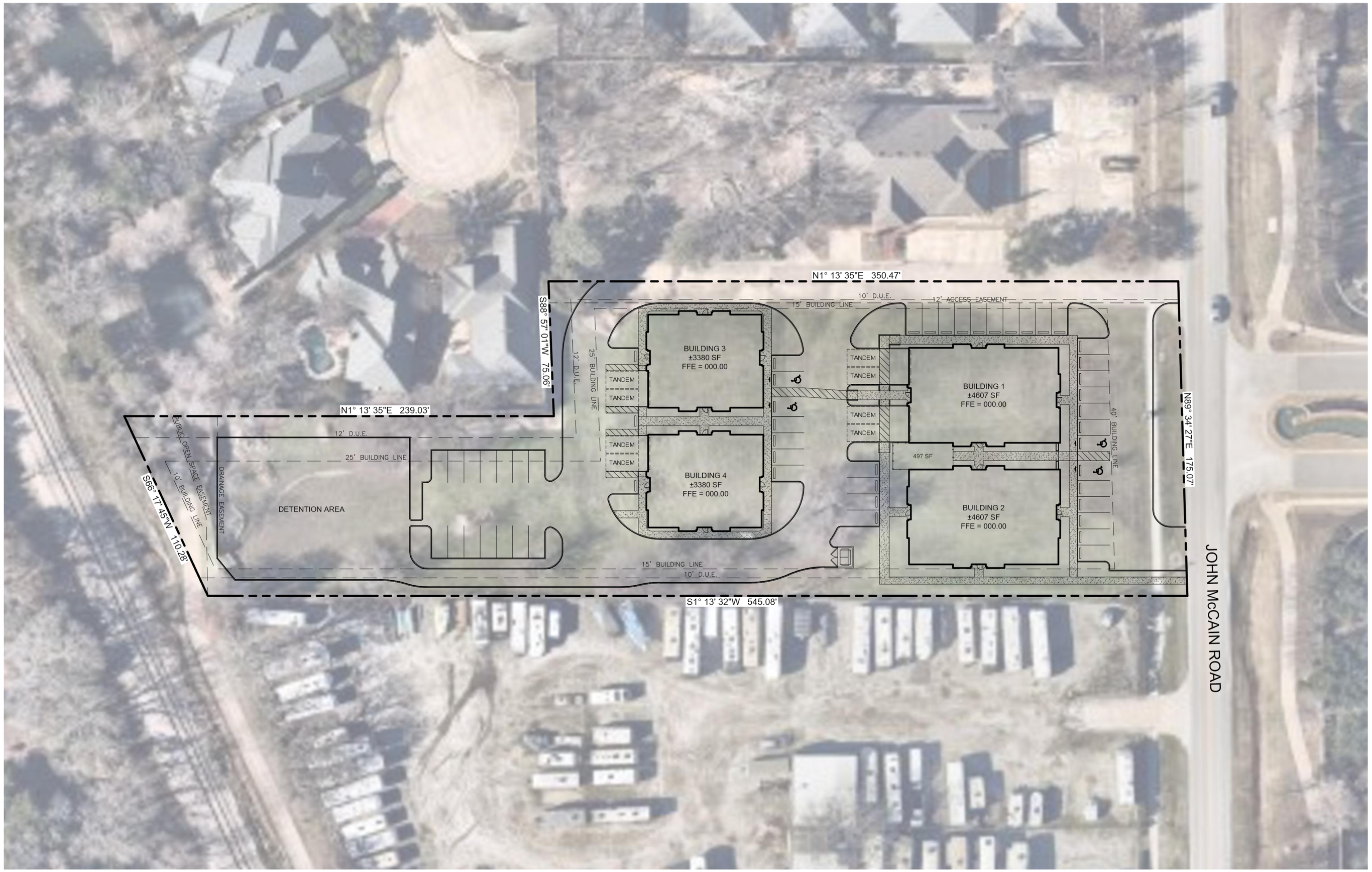

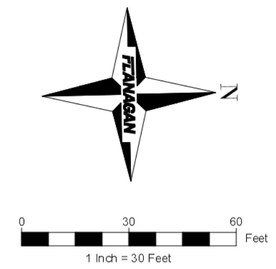

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
FL	FIRE LANE STRIPING
	FIRE LANE EXTENTS
	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
BFR	BARRIER FREE RAMP

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
2. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

BENCHMARKS

BM #1:
XXXXX
N:XXX.XX
E:XXX.XX
ELEV.=XXX.XX
BM #2:
XXXXX
N:XXXXXX.XX
E:XXXXXX.XX
ELEV.=XXX.XX

Texas811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

FLANAGAN
Fort Worth, Texas | P: 817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

1721 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS

PRELIMINARY SITE PLAN - OPTION 1

No.	Date	Revision Description

PROJECT NO.: 2022-90-02

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781
June 5, 2024

SHEET NUMBER
EX-1.0

File: F:\2022-90 Mike Floors\2022-90-02 1721 John McCain (Colleyville)\Civil\Exhibits\Site Plan Exhibit - Option 1.dwg || Date Plotted: 6/5/2024 5:34 PM || Plotted By: Dennis