

PROJECT DATA		
1. ADDRESS:	627 FISHER RD., LONGVIEW, TEXAS 75604	
2. ZONING:	LIGHT INDUSTRIAL (I-1)	
3. GROSS LOT AREA:	87120 SQFT=2.0 ACRE (NET DEVELOPED)	
4. FACILITY USE:	C & I SPACE	
5. CONSTRUCTION TYPE (IBC-2012):	TYPE II-B (NON-SPRINKLED)	
6. OCCUPANCY CLASS:	BUSINESS	
7. BLDG. FLOOR AREAS (PER EACH BLDG.):		
OFFICE AREA	1500	SOFT
STORAGE OR SALES WAREHOUSE AREA	4500	SOFT
TOTAL AREA:	6000	SOFT

PARKING REQUIREMENTS		
CALCULATIONS PER EACH BLDG.		
STORAGE OR SALES WH AREA (1:1000 GFA) 4500 SF/1000 SF	5 SPACES	
OFFICE AREA (1:300) 1500 SF/300	5 SPACES	
TOTAL PARKING SPACES REQ'D	10 SPACES	
STD. SPACES PROVIDED	10 SPACES	
VAN ACCESS. SPACES PROVIDED	1 SPACES	
STD. ACCESS. SPACES PROVIDED	0 SPACES	
TOTAL PARKING SPACES PROVIDED	10 SPACES	
MIN. 12X50 TRUCK LOADING SPACE PROVIDED	1 SPACE	

ACCESSIBILITY SITE NOTES

ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20 (5%) OR HAVE CROSS SLOPE GREATER THAN 2% . ALL ACCESSIBLE PARKING SHALL BE LEVEL OR SLOPES NOT GREATER THAN 1:50 (1/4" / FT.) IN ALL DIRECTIONS.

LEGAL DESCRIPTION

BEING A 2.007 ACRES TRACT OR PARCEL OF LAND LOCATED IN THE I.C. SKILLERN SURVEY, A-4, TRACT 107 SEC 1 IN GREGG COUNTY, TEXAS.

PLATTING NOTE

PROPERTIES SHALL BE REPLATTED PER CITY OF LONGVIEW

UTILITY NOTE

THE UTILITY DATA SHOWN HEREIN IS FOR REFERENCE. ENGINEERING DESIGN DOCUMENTS SHALL BE PROVIDED FOR CONSTRUCTION AND SHALL SUPERCEDE ANY DATA NOTED.

SIGNAGE

SECURE SEPARATE PERMIT FOR SIGNAGE

EROSION CONTROL

1. INSTALL 36" WIDE SEDIMENT SCREEN ON LOW SIDE OF SITE TO REDUCE SOIL EROSION.

2. BURY EDGE OF FILTER SCREEN A MIN. OF 6" BELOW GRADE AND PROVIDE SUFFICIENT STAKES TO MAINTAIN THE VERTICAL POSITION OF THE SCREEN.

FIRE LANE DETAILS

1. MIN. FIRE LANE WIDTH = 24'-0" NO PARKING ALLOWED. MIN. RADIUS 25FT.

2. STANDARD STRIPING; BORDER FIRE LANE WITH CONTINUOUS 6" RED STRIPES. PROVIDE ALONG RED STRIPES 4" WHITE LETTERS "NO PARKING FIRE LANE" LETTERING TO BE REPEATED EVERY 15 TO 20 FT. ALONG STRIPING

3. ALTERNATE SIGNAGE; PROVIDE PERMANENT SIGNAGE (MIN. 12" WIDE X 18" TALL), BEARING THE WORDS "NO PARKING FIRE LANE" WITH 2" HIGH RED LETTERS AND RED BORDER ON A HIGHLY REFLECTIVE BACKGROUND. SPACE SIGNS AT 100 FT MIN. AND AT EVERY CHANGE OF DIRECTION. SIGN MUST BE VISIBLE IN THE DIRECTION OF TRAVEL FROM ANY POINT ALONG THE EDGE OF THE FIRE LANE.

AREA LIGHTING

ANY LIGHTING USED TO ILLUMINATE OFF STREET PARKING AREAS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY AND STRUCTURES IN SUCH A WAY AS NOT TO INTERFERE WITH RESIDENTIAL USE; TYPICALLY 90° CUTOFF FIXTURE, 25FT MAX HEIGHT, 400 WATTS MAX

LOT AREA & LANDSCAPING REQUIREMENTS		
TOTAL LOT AREA =87120 SF = 2.00 ACRES		
MINIMUM REQ'D LANDSCAPE AREA 5%	87120 SF x 0.05 = 4356 SF	
MINIMUM LANDSCAPING REQ'D IN FRONT YARD 100%	100% = 4356 SF	
LANDSCAPING DEVELOPED IN FRONT YARD	= 6313 SF	
LANDSCAPING ON SITE [NON STREET YARD]	= 4774 SF	
TOTAL LANDSCAPING ON SITE =	= 11087 SF	
MINIMUM NUMBER OF TREES: (1) PER 7000 S.F. TOTAL LOT	(13) TREE REQUIRED MIN.	
MINIMUM NO. OF SHRUBS: (2) PER 7000 S.F.	(26) SHRUBS REQUIRED MIN.	
ALL TREES WHICH SHALL BE COUNTED AS PART OF THE LANDSCAPE REQUIREMENT MUST BE PROTECTED AS REQUIRED BY THE CITY LANDSCAPE ORDINANCE.		

PAVEMENT SPECS.

1. THE PAVING CONTRACTOR SHALL READ THE SOILS REPORT PERTAINING TO THE PAVEMENT REQUIREMENTS SPECIFIED FOR THIS SITE.

AUTOMOBILE PARKING, DRIVE & FLATWORK AREAS:

4.0 INCHES - PORTLAND CEMENT CONCRETE REINFORCED WITH NUMBER 3 BARS SPACED AT 18-INCH CENTERS EACH WAY (15-FOOT JOINT SPACING).

6.0 INCHES - APPROVED COMPACTED NATIVE SOIL OR SELECT FILL

CHANNELIZED HEAVY DUTY AREAS

6.0 INCHES - PORTLAND CEMENT CONCRETE REINFORCED WITH NUMBER 4 BARS SPACED AT 18-INCH CENTERS EACH WAY (15-FOOT JOINT SPACING).

6.0 INCHES - APPROVED COMPACTED NATIVE SOIL OR SELECT

2. PREPARATION OF SITE SHALL BE AS INDICATED IN THE SOILS REPORT FOR THIS PROJECT.

3. CONCRETE SHALL HAVE A MIN. $f_c=3500$ PSI AT 28 DAYS.

CONCRETE JOINT NOTES:

1. DOWELED EXPANSION JOINTS FOR CONCRETE DRIVES AND PARKING AREAS SHALL BE PROVIDED AT 40'-0" O.C. MAX.

2. SAWED CONTROL JOINTS FOR CONCRETE DRIVES AND PARKING AREAS SHALL BE PROVIDED AT 15'-0" O.C. MAX. AND TYPICALLY SPACED EVENLY BETWEEN EXPANSION JOINTS.

3. HAND TOOLED CONTROLLED JOINTS FOR SIDEWALKS SHALL BE PROVIDED AT 5'-0" O.C. MAX.

SIDEWALK

CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE (3,500 P.S.I.) UNLESS OTHERWISE NOTED.

LANDSCAPE LEGEND				
	AREA MARK	QTY	COMMON NAME	BOTANOCAL NAME
SHRUB	1,2	26	NELLIE ' R ' STEVENS HOLLY	ILEX X "NELLIE R STEVENS"
ORNAMENTAL TREE	1,2	6	CREPE MERTYL	LAGERSTROEMIA INDICA
CANOPY TREE	1,2	7	LIVE OAK	QUERCUS FUSIFORMIS
	1-2	NA	NATIVE GRASS	NA
	NA	0	EXIST. HARDWOOD	NA

NOTE: TREES AND SHRUBS SHALL BE DISTRIBUTED AS SHOWN ON THE DRAWING WITH QUANTITIES AS LISTED IN THE TABLE.

GENERAL LANDSCAPE NOTES

1. ALL TREES/ SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH PROFESSIONAL HORTICULTURAL/ NURSERY STANDARDS AND PROCEDURES TO MINIMIZE STRESS TO THE PLANTS.

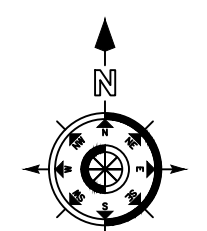
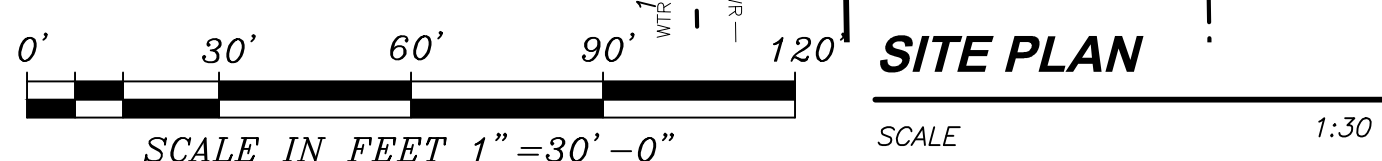
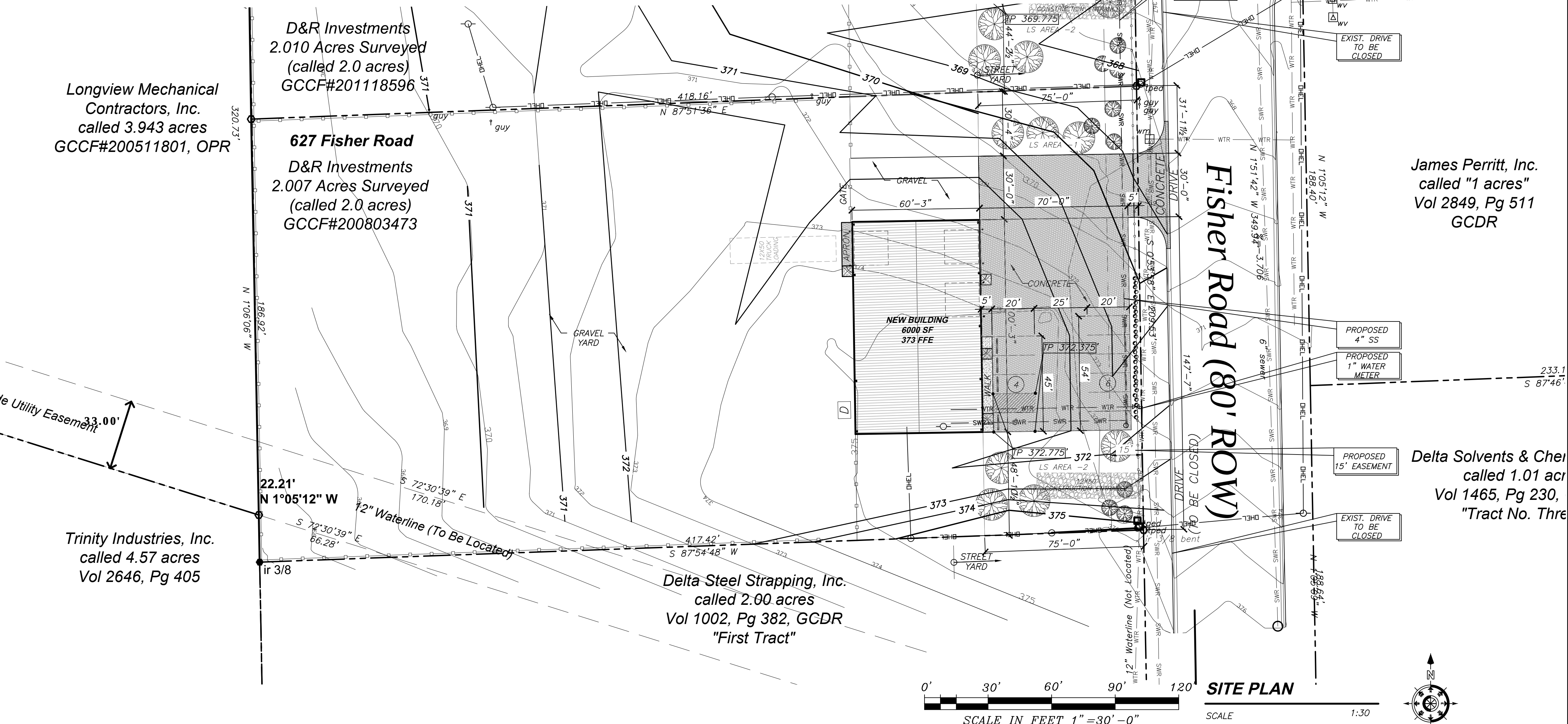
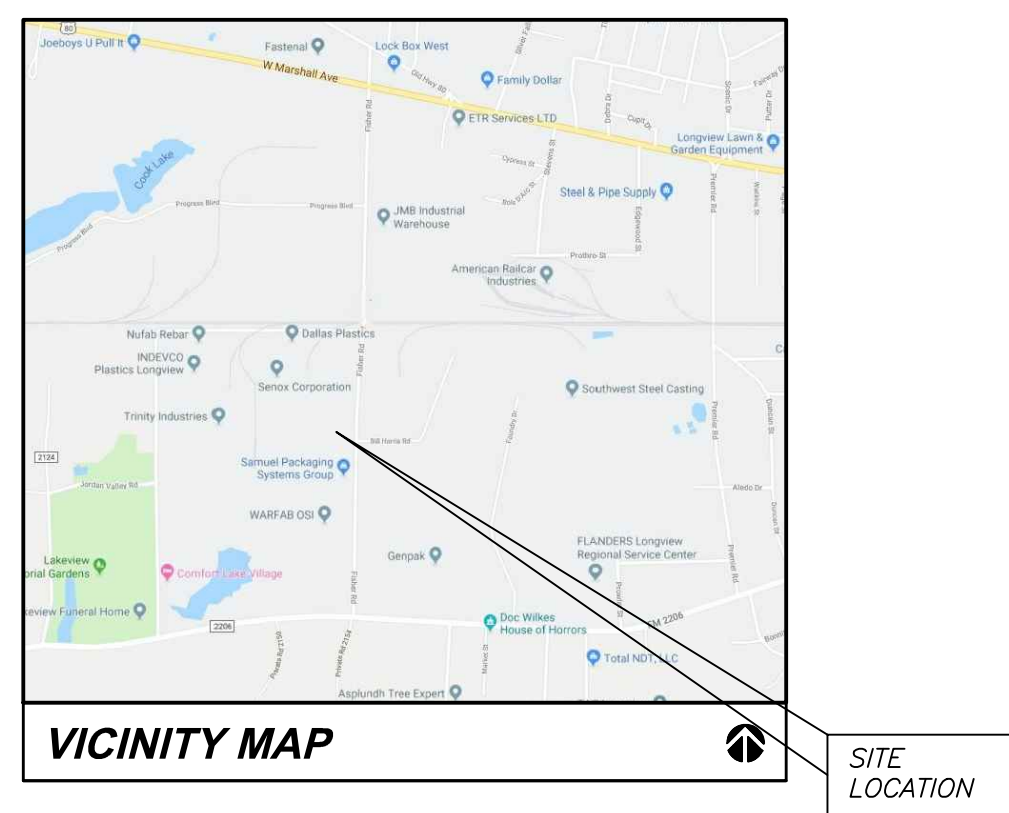
2. ALL TREES, SHRUBBERY, GROUND COVER, GRASS AND MULCHING SHALL BE INSTALLED ACCORDING TO THE CITY LANDSCAPING ORDINANCE. PLANT MATERIALS SHALL BE ACCEPTABLE NATIVE PLANTS OR PLANTS THAT ARE KNOWN TO BE ACCLIMATED TO THE EAST TEXAS AREA. EACH PLANT USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE OF SPECIES ADAPTABLE TO THE SPECIFIC ENVIRONMENT AND CONDITIONS IN WHICH IT WILL BE PLANTED (SOILS, WATER AVAILABILITY, HEIGHT LIMITATIONS, SHADE AND SIMILAR).

3. ALL PLANT MATERIALS SHALL BE MULCHED WITH A TWO TO THREE INCH (2"-3") LAYER OF TAN BARK, PEAT MOSS OR OTHER APPROVED MATERIALS OVER THE ENTIRE BED.

4. LANDSCAPED AREAS NOT MULCHED SHALL BE COVERED WITH NATIVE TURFGRASSES SUCH AS:BERMUDA, CENTPEDE OR SAINT AUGUSTINE.

5. ANY DEAD LANDSCAPING PLANTS SHALL BE REPLACED WITHIN AN 180 DAY PERIOD AS REQ'D BY CODE - SEASON PERMITTING.

6. PROVIDE AN AUTOMATIC IRRIGATION SYSTEM IN EACH LANDSCAPE AREA.



REVISIONS

House Engineering & Construction, Inc.
2614 LAWSING SWITCH ROAD
LONGVIEW, TEXAS 75602
(903)660-1020 FAX (903)668-4199
TYPE F-6062

Bill Harrell

SITE PLAN
627 FISHER RD

D&R INVESTMENTS
827 FISHER RD
LONGVIEW, TEXAS 75604

LEASE SPACE
827 FISHER RD
LONGVIEW, TEXAS 75604

DRAWN
XXX
DATE
11/08/2019
JOB NO.
000-00000
SHEET NO.

C1.0