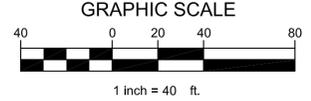
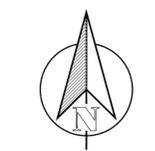
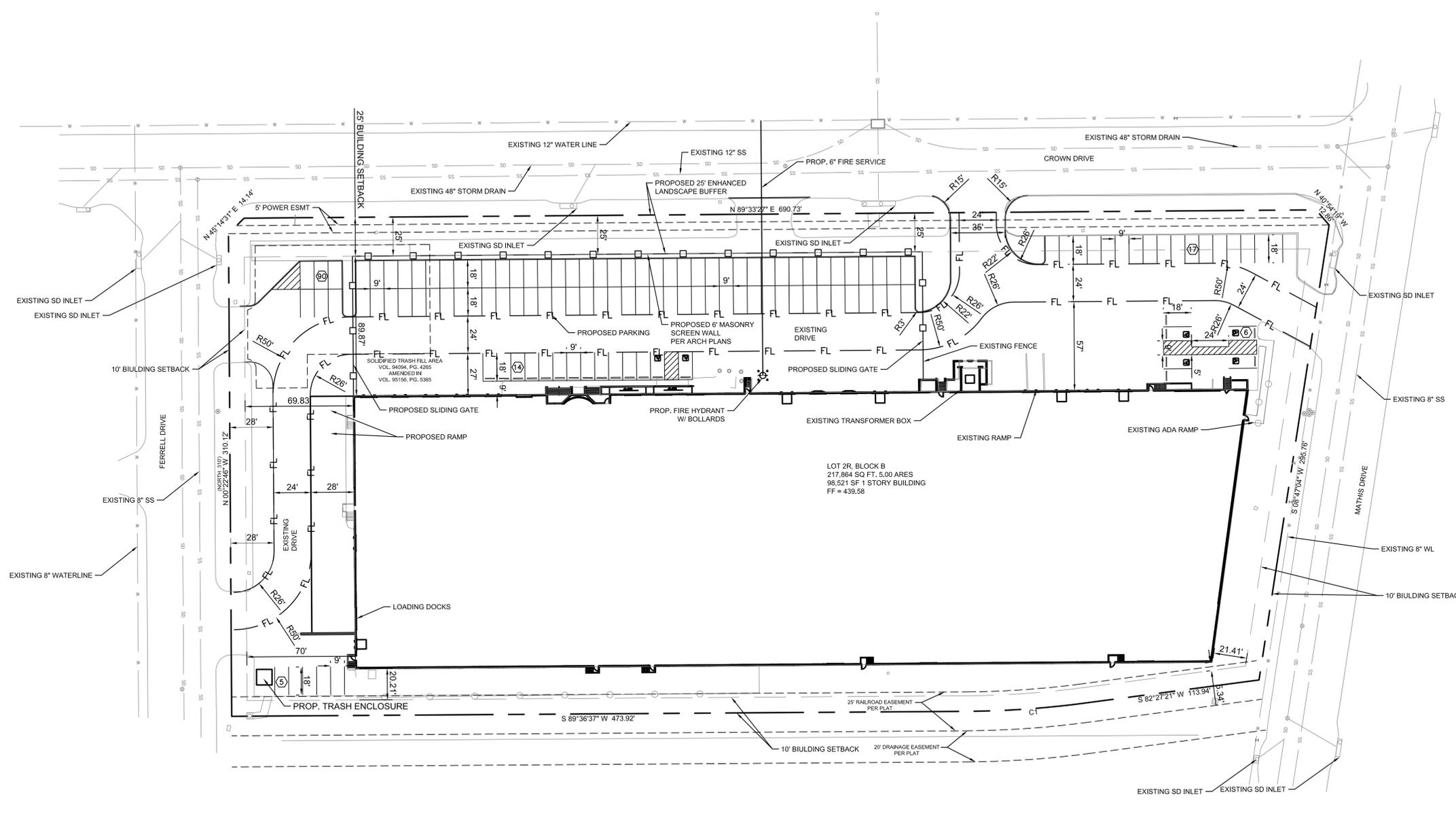


PLOTTED BY: DREW DONOSKY
 PLOT DATE: 7/5/2017 3:10 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2017-080 SERVICE KING FARMER'S BRANCH\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 6/13/2017 3:12 PM



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

FLOOD NOTES:

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480757 AS SHOWN ON MAP NUMBER 480850295J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	EXISTING FIRE LANE

SITE AREA DATA TABLE	
IMPERVIOUS COVER	216000 SF
BUILDING AREA	98,521 SF
IMPERVIOUS AREA RATIO	0.98
LOT AREA	5.00 AC. (217,864 SF)
BUILDING AREA	98,521 SF
BUILDING HEIGHT	1 STORY - 31'-7"
FLOOR AREA RATIO (FAR)	0.45

PARKING TABLE	
STANDARD PARKING REQUIRED (1/1000 SF)	99
HANDICAP PARKING REQUIRED	6
STANDARD PARKING PROVIDED	122
HANDICAP PARKING PROVIDED	6
TOTAL PARKING PROVIDED	128

TEXAS REGISTRATION #14199

1900 CENTRAL DR. SUITE 400
 BEAUFORT, TX 77705
 PHONE: 409.281.0272
 WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS

Engineer: DREW DONOSKY
 P.E. No. 125651, Date: 7/05/2017

SERVICE KING
1910 CROWN DRIVE
FARMERS BRANCH, TEXAS 75234

No.	DATE	REVISION	BY

ZONING SITE PLAN

DESIGN: ASD
 DRAWN: ASD
 CHECKED: CLC
 DATE: 6/14/2017

SHEET
SP-1

File No: 2017-080