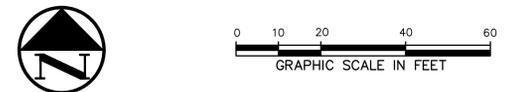
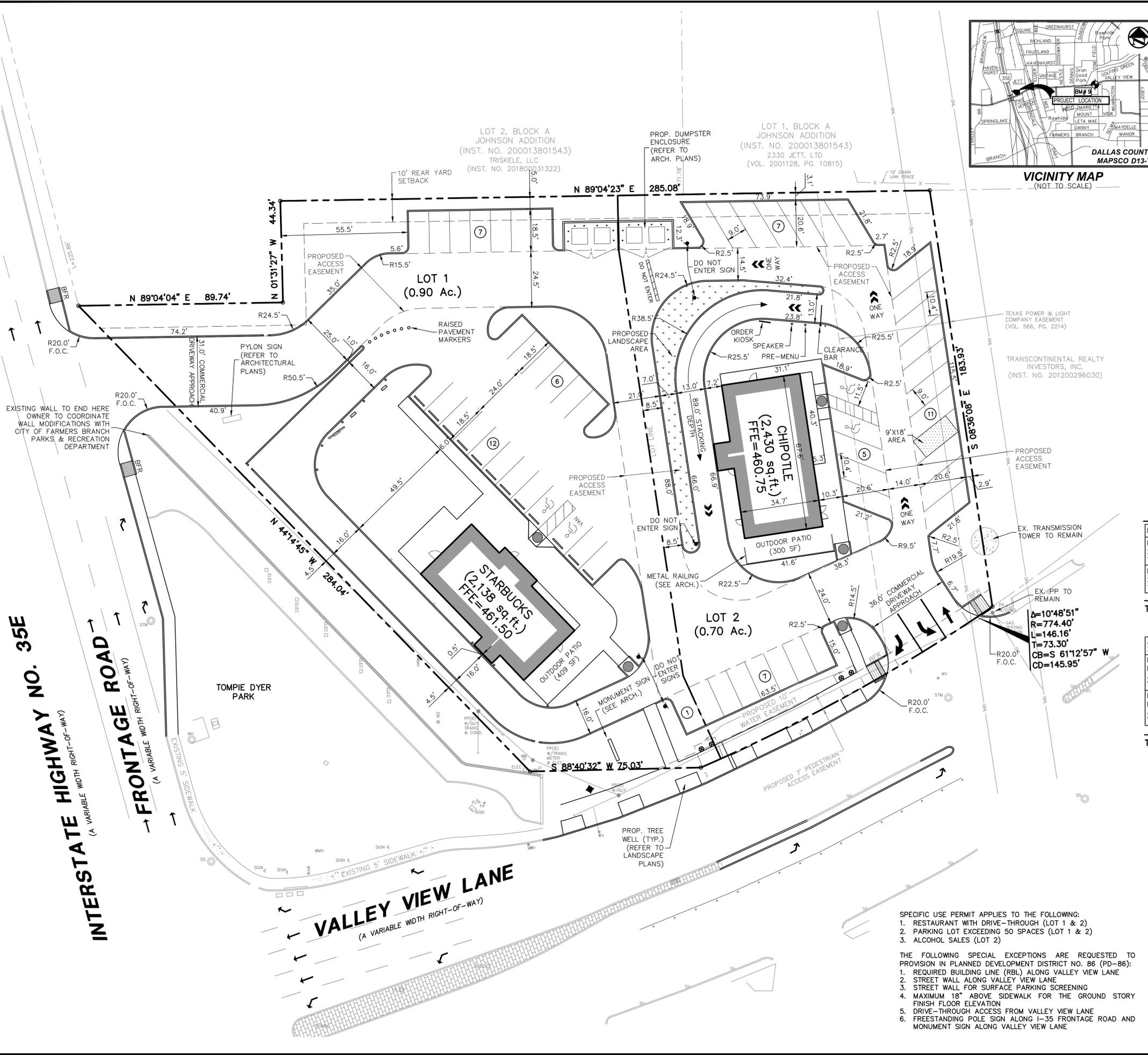


6/13/2019 12:52 PM  
 M:\VWC-39\3981-18.091\DWG\CIVIL C3D 2016\SPECIAL USE PERMIT FOR CHIPOTLE\3981-18.091\_SITE PLAN.DWG  
 PK-3981-18.091



**LEGEND**

EM	ELECTRIC METER	PROPOSED FIRE DEPT. CONNECTION (FDC)
ELEC	ELECTRICAL BOX	PROPOSED S.S. DOUBLE CLEANOUT
PP	POWER POLE	PROPOSED S.S. MANHOLE
LS	LIGHT STANDARD	PROPOSED WATER METER
WM	WATER METER	BARRIER FREE RAMP (PRIVATE)
WV	WATER VALVE	PROPOSED FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE	
FH	FIRE HYDRANT CLEANOUT	
CO	MANHOLE	
MHC	FLOOD LIGHT	
TL	TRAFFIC SIGN	
PL	PROPERTY LINE	
X	FENCE	
OHL	OVERHEAD UTILITY LINE	

**SITE INFORMATION**

EXISTING ZONING	PD-86
TOTAL LOT AREA (LOT 1 BLOCK A) (SF)	39,203
TOTAL LOT AREA (LOT 2 BLOCK A) (SF)	30,438
TOTAL AREA OF SITE (SF)	69,641
TOTAL FLOOR AREA RATIO	6.5%
TOTAL IMPERVIOUS COVER (SF)	50,120
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	72%
TOTAL BUILDING COVERAGE (SF)	4,568
<b>PROPOSED USE (PER BUILDING)</b>	
<b>STARBUCKS</b>	RESTAURANT
GROSS AREA OF BUILDING (SF)	2,138
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	30
FINISHED FLOOR ELEVATION (FEET)	461.50
<b>CHIPOTLE</b>	
PROPOSED USE	RESTAURANT
GROSS AREA OF BUILDING (SF)	2,430
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	32
FINISHED FLOOR ELEVATION (FEET)	460.75

**PARKING DATA REQUIREMENTS:**

PARKING REQUIRED PER PD-86		PARKING PROVIDED	
LOT 1, BLOCK A (LOT OVER 20,000 S.F.): 1 SPACE PER 1,000 GSF OF BLDG AREA	3	LOT 1, BLOCK A	26
LOT 2, BLOCK A (LOT OVER 20,000 S.F.): 1 SPACE PER 1,000 GSF OF BLDG AREA	3	LOT 2, BLOCK A	30

TOTAL PARKING REQUIRED: 6      TOTAL PARKING PROVIDED: 56

ADA PARKING REQUIRED PER TAS 2012 STANDARDS, TABLE 208.2		ADA PARKING PROVIDED	
LOT 1, BLOCK A (26-50 PARKING SPACES): 2 ACCESSIBLE PARKING SPACES WITH 1 BEING VAN ACCESSIBLE	2	LOT 1, BLOCK A	2
LOT 2, BLOCK A (26-50 PARKING SPACES): 2 ACCESSIBLE PARKING SPACES WITH 1 BEING VAN ACCESSIBLE	2	LOT 2, BLOCK A	2

TOTAL ADA PARKING REQUIRED: 4      TOTAL ADA PARKING PROVIDED: 4

ISSUED FOR REGULATORY APPROVAL PURPOSES ONLY  
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**SITE PLAN**  
**LOTS 1 & 2, BLOCK A**  
**STARBUCKS / CHIPOTLE ADDITION**

CITY OF FARMERS BRANCH, DALLAS COUNTY, TX

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JDJ	PAH	MAY 2019	1"=20'			<b>C0.1</b>

- SPECIFIC USE PERMIT APPLIES TO THE FOLLOWING:
- RESTAURANT WITH DRIVE-THROUGH (LOT 1 & 2)
  - PARKING LOT EXCEEDING 50 SPACES (LOT 1 & 2)
  - ALCOHOL SALES (LOT 2)
- THE FOLLOWING SPECIAL EXCEPTIONS ARE REQUESTED TO PROVISION IN PLANNED DEVELOPMENT DISTRICT NO. 86 (PD-86):
- REQUIRED BUILDING LINE (RBL) ALONG VALLEY VIEW LANE
  - STREET WALL ALONG VALLEY VIEW LANE
  - STREET WALL FOR SURFACE PARKING SCREENING
  - MAXIMUM 18" ABOVE SIDEWALK FOR THE GROUND STORY FINISH FLOOR ELEVATION
  - DRIVE-THROUGH ACCESS FROM VALLEY VIEW LANE
  - FREESTANDING POLE SIGN ALONG I-35 FRONTAGE ROAD AND MONUMENT SIGN ALONG VALLEY VIEW LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF JAVIER D. JARAMILLO, P.E.  
 TEXAS REGISTRATION NO. 91007  
 DATE: 06/14/2019