

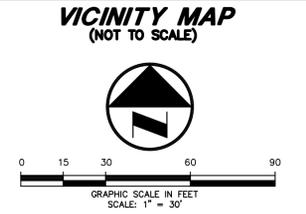
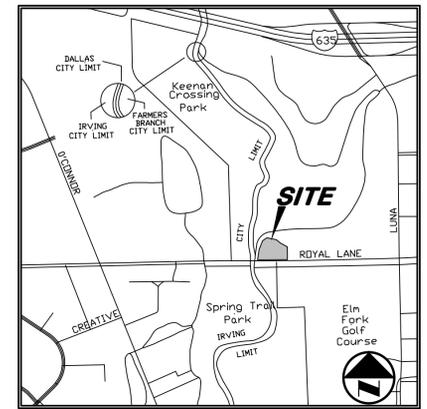
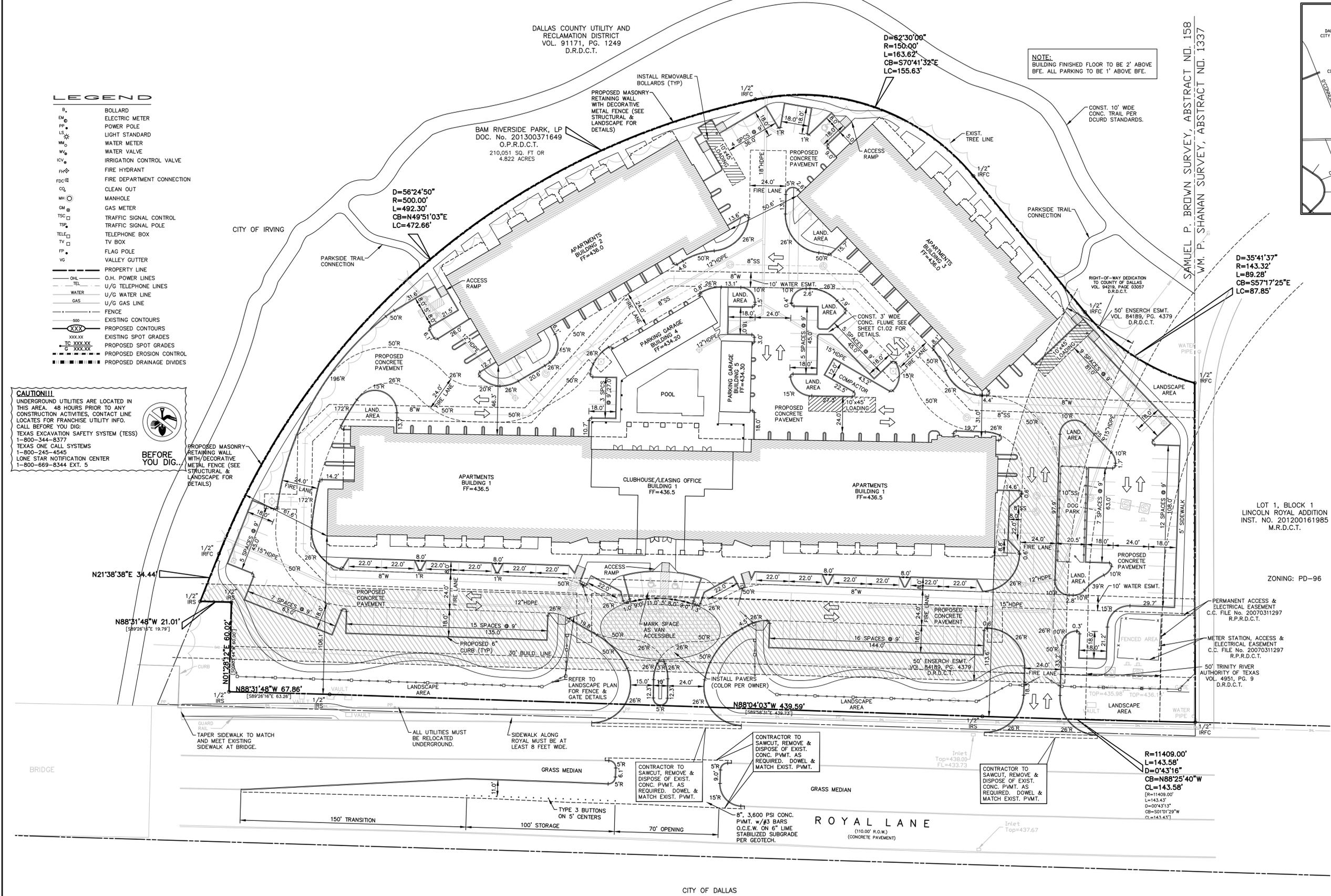
**LEGEND**

B	BOLLARD
EP	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
---	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
W	WATER
G	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
xxx.xx	EXISTING SPOT GRADES
xxx.xx	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

**CAUTION!!!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER 1-800-869-8344 EXT. 5



**BEFORE YOU DIG.**



**SITE DATA TABLE:**

TOTAL SITE ACREAGE: 4.82  
 PRESENT ZONING: PD-96  
 EXISTING USE: VACANT  
 PROPOSED USE: APARTMENTS  
 FLOOR AREA RATIO: 0.97:1  
 IMPERVIOUS AREA: 164,996 SF, 79%  
 BUILDING COVERAGE: 62,965 SF, 30%

**BUILDING 1:**  
 USE: CLUBHOUSE/LEASE OFFICE: 3,929 SF  
 NUMBER OF STORIES: 3  
 BUILDING HEIGHT: 45'-9"  
 FINISHED FLOOR ELEV: 436.5  
 FOUNDATION TYPE: SLAB ON GRADE  
 FLOOR 1 AREA: 33,848 SF  
 FLOOR 2 AREA: 33,798 SF  
 FLOOR 3 AREA: 33,796 SF  
 TOTAL AREA: 101,440 SF

**BUILDING 2:**  
 USE: APARTMENTS: 50,325 SF  
 NUMBER OF STORIES: 3  
 BUILDING HEIGHT: 45'-9"  
 FINISHED FLOOR ELEV: 436.0  
 FOUNDATION TYPE: SLAB ON GRADE  
 FLOOR 1 AREA: 13,385 SF  
 FLOOR 2 AREA: 23,788 SF  
 FLOOR 3 AREA: 13,152 SF  
 TOTAL AREA: 50,325 SF

**BUILDING 3:**  
 USE: APARTMENTS: 50,325 SF  
 NUMBER OF STORIES: 3  
 BUILDING HEIGHT: 45'-9"  
 FINISHED FLOOR ELEV: 436.0  
 FOUNDATION TYPE: SLAB ON GRADE  
 FLOOR 1 AREA: 13,385 SF  
 FLOOR 2 AREA: 23,788 SF  
 FLOOR 3 AREA: 13,152 SF  
 TOTAL AREA: 50,325 SF

**BUILDING 4:**  
 USE: GARAGE: 1,409 SF  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 14'-5 1/2"  
 FINISHED FLOOR ELEV: 434.2  
 FOUNDATION TYPE: SLAB ON GRADE  
 TOTAL AREA: 1,409 SF

**BUILDING 5:**  
 USE: GARAGE: 938 SF  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 14'-5 1/2"  
 FINISHED FLOOR ELEV: 434.3  
 FOUNDATION TYPE: SLAB ON GRADE  
 TOTAL AREA: 938 SF

**PARKING RATIOS:**  
 MF: 1 SPACE / BEDROOM  
 PROPOSED BEDROOMS: 180  
 REQUIRED PARKING: 180  
 180 BEDROOMS / 1 PER BEDROOM = 180  
 TOTAL REQUIRED PARKING = 180  
 PARKING PROVIDED:  
 175 REGULAR PARKING SPACES  
 5 HANDICAPPED PARKING SPACES  
 180 TOTAL PARKING SPACES PROVIDED

**NOTE:**  
 ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
KRG	KRG	11-7-14
		SCALE
		AS SHOWN
		NOTES
		-

**PROJECT INFORMATION**  
 RIVERSIDE PARK APARTMENTS  
 4.822 ACRES  
 1521 ROYAL LANE  
 FARMERS BRANCH, TEXAS

**ARCHITECT**  
 MR. BRYAN MOORE  
 DBA ARCHITECTS  
 111 S. KENTUCKY STREET, SUITE 210  
 MCKINNEY, TEXAS 75069

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KELVIN R. GOMEZ, P.E. 89348 ON 10/24/2014 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**KRG Civil Engineers, Inc.**

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 KELLY@KRGIVIL.COM

FIRM REGISTRATION F-9131

**DETAILED SITE PLAN**  
 RIVERSIDE PARK APARTMENTS  
 1521 ROYAL LANE  
 CITY OF FARMERS BRANCH  
 DALLAS COUNTY, TEXAS

**SHEET NO.**  
 C1.01