

Vicinity Map  
NTS

Note:  
No proposed tree plantings will be within 5' of existing or proposed water/sewer/storm lines.

Note:  
A TIA will be required during Detailed Site Plan review. If due to TIA requirements, any alterations are required to this conceptual site plan, such as, removal of on-street parking, change in location of driveway, reduction in sidewalk and landscaping, etc. then this conceptual site plan will have to be amended and processed through Planning and Zoning Commission and City Council for review and approval.

Note:  
All dimensions are to face of curb or edge of building unless otherwise noted.

LEGEND

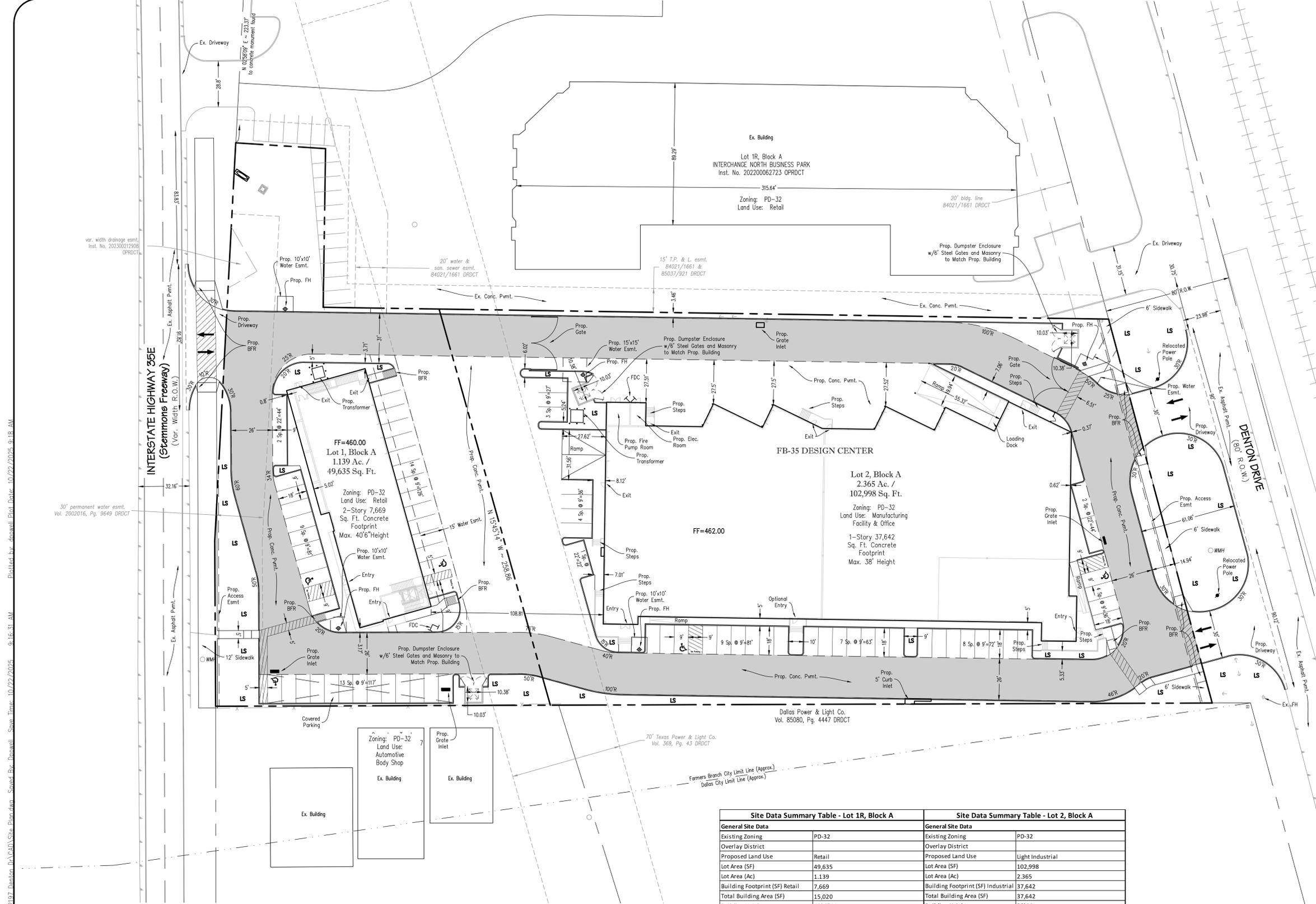
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- VEHICULAR ACCESS
- PROPERTY LINE
- POWER POLE
- LIGHT POLE/STANDARD GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC

Site Data Summary Table - Lot 1R, Block A		Site Data Summary Table - Lot 2, Block A	
<b>General Site Data</b>		<b>General Site Data</b>	
Existing Zoning	PD-32	Existing Zoning	PD-32
Overlay District		Overlay District	
Proposed Land Use	Retail	Proposed Land Use	Light Industrial
Lot Area (SF)	49,635	Lot Area (SF)	102,998
Lot Area (Ac)	1.139	Lot Area (Ac)	2.365
Building Footprint (SF) Retail	7,669	Building Footprint (SF) Industrial	37,642
Total Building Area (SF)	15,020	Total Building Area (SF)	37,642
Building Height	40' 6" Max.	Building Height	38' Max.
Lot Coverage	15.5%	Lot Coverage	36.6%
Floor Area Ratio (FAR)	0.303:1	Floor Area Ratio (FAR)	0.3655:1
<b>Parking</b>		<b>Parking</b>	
Parking Ratio	1 Sp/400 SF	Parking Ratio	1 Sp/2000 SF
Parking Required	38	Parking Required	19
Parking Provided	38	Parking Provided	38
Accessible Parking Required	2	Accessible Parking Required	2
Accessible Parking Provided	3	Accessible Parking Provided	2
<b>Impervious/Pervious Area</b>		<b>Impervious/Pervious Area</b>	
Building Footprint Area (SF)	7,669	Building Footprint Area (SF)	37,642
Parking & Drives for Parking (SF)	27,227	Parking & Drives for Parking (SF)	51,658
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	1,603	Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	4,620
Total Impervious Area (SF)	36,499	Total Impervious Area (SF)	93,740
Total Impervious Area (%)	73.5%	Total Impervious Area (%)	91.0%

DETAILED SITE PLAN  
**FB-35 DESIGN CENTER**  
 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, TEXAS  
 LOTS 1R & 2, BLOCK A  
 J. PULLIAM SURVEY ABSTRACT NO. 1156  
 3.504 Acres/152,633 Sq. Ft. Prepared: September 12, 2025

ENGINEER / SURVEYOR / APPLICANT  
 Spiers Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPE No. F-2121  
 Contact: David J. Bond

OWNER/DEVELOPER  
 Farmers Branch Denton Warehouse, LLC  
 9848 Derbyshire Drive  
 Frisco, TX 75035  
 Telephone: (469) 394-0220  
 Contact: Gerald Sappington



Drawn by: ESI Job No. 24-054-12107-Denton, D:\CAD\Site Plan\Drawn - Saved By: Doyell, Save Time: 10/22/2025, 9:15:31 AM  
 Plotted by: drowell Plot Date: 10/22/2025, 9:18 AM  
 var. width drainage esmt. Inst. No. 20230021908 OPRDCT  
 30' permanent water esmt. Vol. 2002016, Pg. 9649 DRDCT