

LEGEND

BL BOLLARD
EM ELECTRIC METER
PP POWER POLE
LS LIGHT STANDARD
WM WATER METER
WV WATER VALVE
ICV IRRIGATION CONTROL VALVE
FH FIRE HYDRANT
CH CLEANOUT
MH MANHOLE

TSC TRAFFIC SIGNAL CONTROL
TSP TRAFFIC SIGNAL POLE
TELE TELEPHONE BOX
FL FLOOD LIGHT
FP FLAG POLE
SIGN TRAFFIC SIGN
PROP. F.H. PROPERTY LINE
FENCE
R.B.L. REQUIRED BUILDING LINE

0 15 30 60 90
GRAPHIC SCALE IN FEET

- NOTES
- ZONING USE AND DEVELOPMENT REGULATIONS FOR MUSTANG STATION NORTH HAVE BEEN ESTABLISHED UNDER PLANNED DEVELOPMENT NO 86 (PD-86) ZONING DISTRICT, ALSO KNOWN AS THE FARMERS BRANCH STATION AREA.
 - GARBAGE CONTAINER SCREENING TO MEET REQUIREMENTS SET FORTH IN FARMER'S BRANCH CITY ORDINANCE 2826

SITE INFORMATION - MUSTANG STATION NORTH	
TOTAL LOT AREA (LOT 1 BLOCK A) (SF)	35,500
TOTAL LOT AREA (LOT 2 BLOCK A) (SF)	18,948
TOTAL LOT AREA (LOT 1 BLOCK B) (SF)	108,449
TOTAL AREA OF SITE (SF)	162,897
TOTAL FLOOR AREA RATION	0.25%
TOTAL IMPERVIOUS COVER (SF)	106,038
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	65%
TOTAL BUILDING COVERAGE (SF)	37,604
PROPOSED USE (PER BUILDING)	
BUILDING A	
GROSS AREA OF BUILDING (SF)	11,855
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	32
FINISHED FLOOR ELEVATION (FEET)	464.60
BUILDING B	
PROPOSED USE	RESTAURANT
GROSS AREA OF BUILDING (SF)	7,066
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	32
FINISHED FLOOR ELEVATION (FEET)	464.00
BUILDING C	
PROPOSED USE	RESTAURANT
GROSS AREA (SF)	4,528
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	36
FINISHED FLOOR ELEVATION (FEET)	464.70
BUILDING D	
PROPOSED USE	RESTAURANT
GROSS AREA OF BUILDING (SF)	6,926
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	29
FINISHED FLOOR ELEVATION (FEET)	464.50
BUILDING E	
PROPOSED USES	RESTAURANT
GROSS AREA FOR EACH USE (SF)	8,879
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	30
FINISHED FLOOR ELEVATION (FEET)	464.00

PARKING DATA REQUIREMENTS:

PARKING REQUIRED (PD-86)	
LOT 1, BLOCK A (LOT OVER 20,000 S.F.): 1 SPACE PER 1,000 S.F.	36
LOT 2, BLOCK A (LOT UNDER 20,000 S.F.): NO MINIMUM PARKING REQUIRED	---
LOT 1, BLOCK B (LOT OVER 20,000 S.F.): 1 SPACE PER 1,000 S.F.	109

PARKING PROVIDED	
LOT 1, BLOCK A	33
LOT 2, BLOCK A	18
LOT 1, BLOCK B	130
BEE STREET	65
PIKE STREET	3
PEPPERWOOD STREET	2

TOTAL PARKING REQUIRED: 145

TOTAL PARKING PROVIDED: 251

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 JAMER D. JARAMILLO, P.E. TEXAS REGISTRATION NO. 91007
DATE: 4/17/2017

NO. DATE REVISION
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SITE PLAN
MUSTANG STATION
NORTH

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JDJ	ASR	FEB 2017	1"=30'			C1.1

