

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

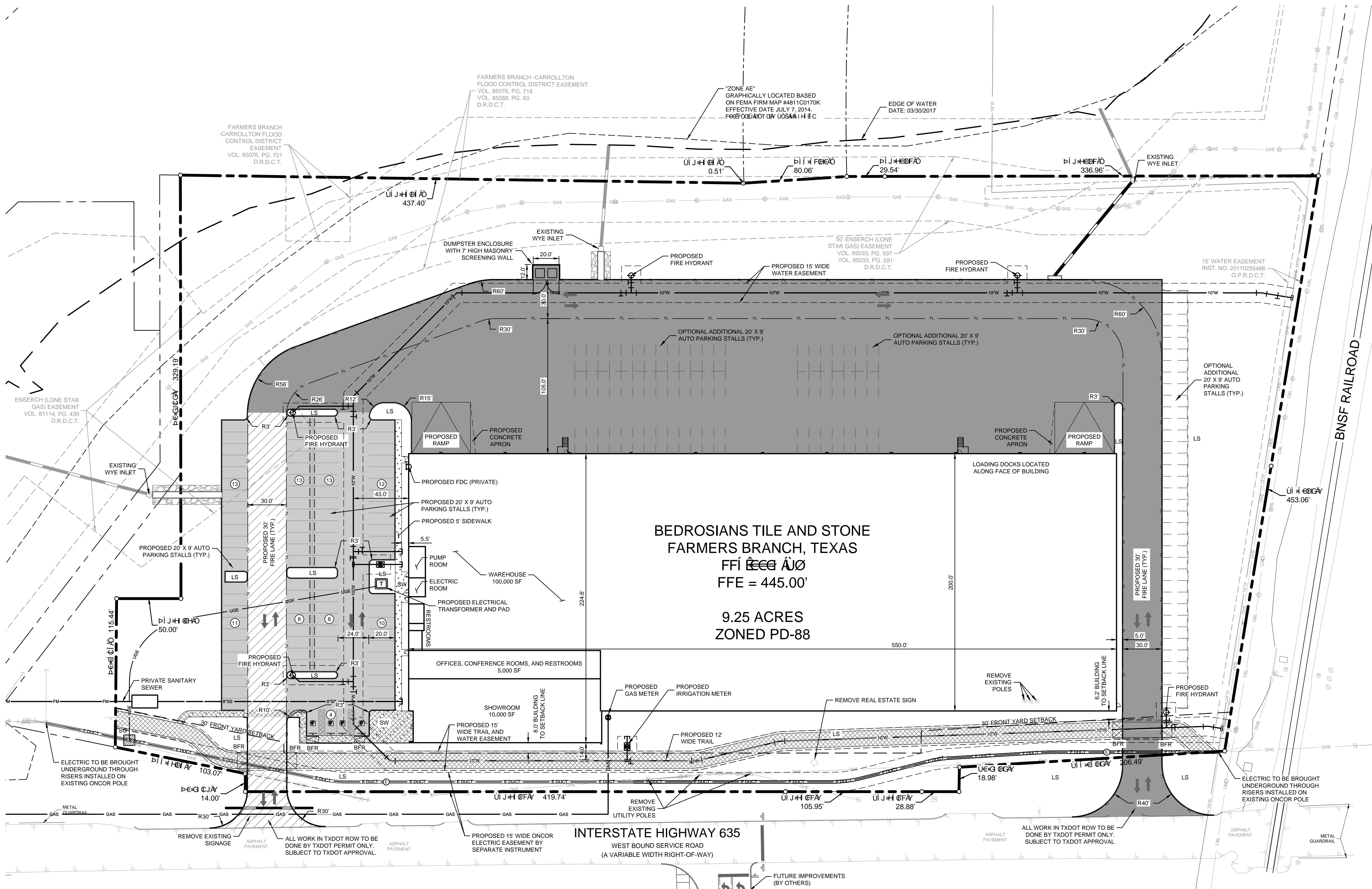
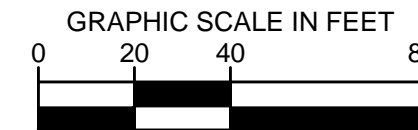
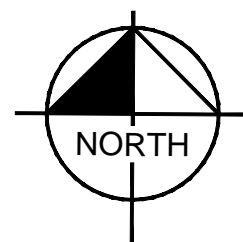


Know what's below.
Call before you dig.

PARKING SUMMARY TABLE			
	WAREHOUSE	RETAIL	OFFICE
GROSS SQUARE FOOTAGE	100,000 SF	10,000 SF	5,000 SF
PARKING RATIO	1 SPACE / 1,000 SF	1 SPACE / 200 SF	1 SPACE/300 SF
REQUIRED PARKING	100 SPACES	50 SPACES	17 SPACES
PROVIDED PARKING	25 SPACES*	50 SPACES	17 SPACES
INCLUDING OPTIONAL PARKING	121 SPACES	50 SPACES	17 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES (FOR 92 TOTAL SPACES)		
ACCESSIBLE PARKING PROVIDED	4 SPACES		
ACCESSIBLE PARKING REQUIRED INCLUDING OPTIONAL PARKING	6 SPACES		
ACCESSIBLE PARKING PROVIDED INCLUDING OPTIONAL PARKING	6 SPACES		

* PER OWNER LETTER, BUSINESS WILL HAVE 25-30 EMPLOYEES AND AN AVERAGE OF 40-50 CUSTOMERS PER DAY (MAX 15 AT ONE TIME).

SITE DATA SUMMARY			
PROPOSED USE	WAREHOUSE	RETAIL	OFFICE
ZONING	PD-88		
PHYSICAL ADDRESS	1999 LYNDON B JOHNSON FREEWAY		
LOT AREA	403,000 SF/ 9.25 AC		
BUILDING COVERAGE	1 FFI 666A0		
FLOOR AREA RATIO	0.2850		
GROSS SQUARE FOOTAGE	100,000 SF	10,000 SF	5,000 SF
NUMBER OF STORIES	1		
HEIGHT OF BUILDING	35 FEET		
FINISHED FLOOR ELEVATION	445.00 FEET		
FOUNDATION TYPE	PIER AND BEAM		
TOTAL OPEN SPACE	161,104 SF		
IMPERVIOUS AREA / %	241,899 SF / 60.0%		



LEGEND

- FL — FL — PROPOSED FIRE LANE
- — — — — PROPERTY LINE
- — — — — EASEMENT
- — — — — CITY SETBACK LINE
- W — — — — PROPOSED WATER LINE
- SS — — — — PROPOSED SANITARY SEWER LINE
- — — — — PROPOSED STORM DRAIN LINE
- UGE — — — — PROPOSED UNDERGROUND ELECTRIC LINE
- E DUCT — — — — PROPOSED ELECTRIC DUCT
- FIB — — — — PROPOSED COMM. FIBER LINE
- GAS — — — — PROPOSED GAS LINE
- W — — — — EXISTING WATER LINE
- — — — — EXISTING STORM DRAIN LINE
- GAS — — — — EXISTING GAS LINE
- TEL — — — — EXISTING TELEPHONE LINE
- CBL — — — — EXISTING CABLE LINE
- OHE — — — — EXISTING OVERHEAD ELECTRIC LINE
- 6 — — — — PARKING STALL COUNT
- LS — — — — LANDSCAPE AREA
- BFR — — — — BARRIER FREE RAMP
- SW — — — — SIDEWALK
- SG — — — — SWITCH GEAR
- ← — — — — DIRECTION OF TRAVEL
- — — — — ACCESSIBLE ROUTE OF TRAVEL
- — — — — PROPOSED 5" CONCRETE PAVEMENT (LIGHT)
- — — — — PROPOSED 6" CONCRETE PAVEMENT (MEDIUM)
- — — — — PROPOSED 7" CONCRETE PAVEMENT (HEAVY)
- — — — — PROPOSED 4" SIDEWALK

NOTES

- ALL FIRE LANES SHALL HAVE A MINIMUM OF 14-FOOT HEIGHT CLEARANCE FROM ALL LANDSCAPING.
- MINIMUM TURNING RADIUS FOR FIRE LANES ARE 26-FEET INTERIOR AND 50-FEET EXTERIOR.
- ALL DISTANCES SHOWN ARE FROM FACE OF CURB.

BENCHMARK LIST

- BM#1 (CITY OF FARMERS BRANCH MONUMENT NO.1 (OLD NO. 304)) A BRASS DISC FOUND IN THE NORTHEAST CORNER OF THE INTERSECTION OF LUNA ROAD AND VALLEY VIEW LANE. ELEV= 438.075
- BM#2 (CITY OF FARMERS BRANCH MONUMENT NO. 2 (OLD NO. 305)) A BRASS DISC FOUND IN THE SOUTHWEST CORNER OF THE INTERSECTION OF LUNA ROAD AND THE EAST BOUND SERVICE ROAD OF INTERSTATE HIGHWAY 635. ELEV= 433.078
- BM#3 SQUARE CUT WITH "X" CUT SET IN THE CENTER OF A CONCRETE DRIVE LOCATED IN THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 635, 1 F33 FEET WEST OF THE INTERSECTION OF NICHOLSON ROAD AND THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 635. ELEV= 443.080
- BM#4 SQUARE CUT WITH "X" CUT SET IN A CONCRETE EMBANKMENT IN THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 635, 1 F33 FEET WEST OF THE INTERSECTION OF NICHOLSON ROAD AND THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 635. ELEV= 438.920

GEOTECHNICAL ENGINEERING REPORT

PREPARED FOR:
PARAGON INDUSTRIES II

PREPARED BY:
ALPHA TESTING, INC.

REPORT:
ALPHA REPORT NO. G170444(MARCH 29, 2017)

BEDROSANS TILE AND STONE
FARMERS BRANCH, TEXAS
FFI 666A0
FFE = 445.00'
9.25 ACRES
ZONED PD-88

Kimley»Horn
1345 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DANIEL P. GALLAGHER
P.E. No. 120290 Date: AUGUST 2017

KHA PROJECT	06451800
DATE	AUGUST 2017
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	TAO
CHECKED BY	DFG

FARMERS BRANCH
DEVELOPMENT
PREPARED FOR
BEDROSANS TILE AND STONE
FARMERS BRANCH

SITE PLAN

SHEET NUMBER
C-201