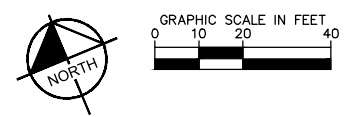
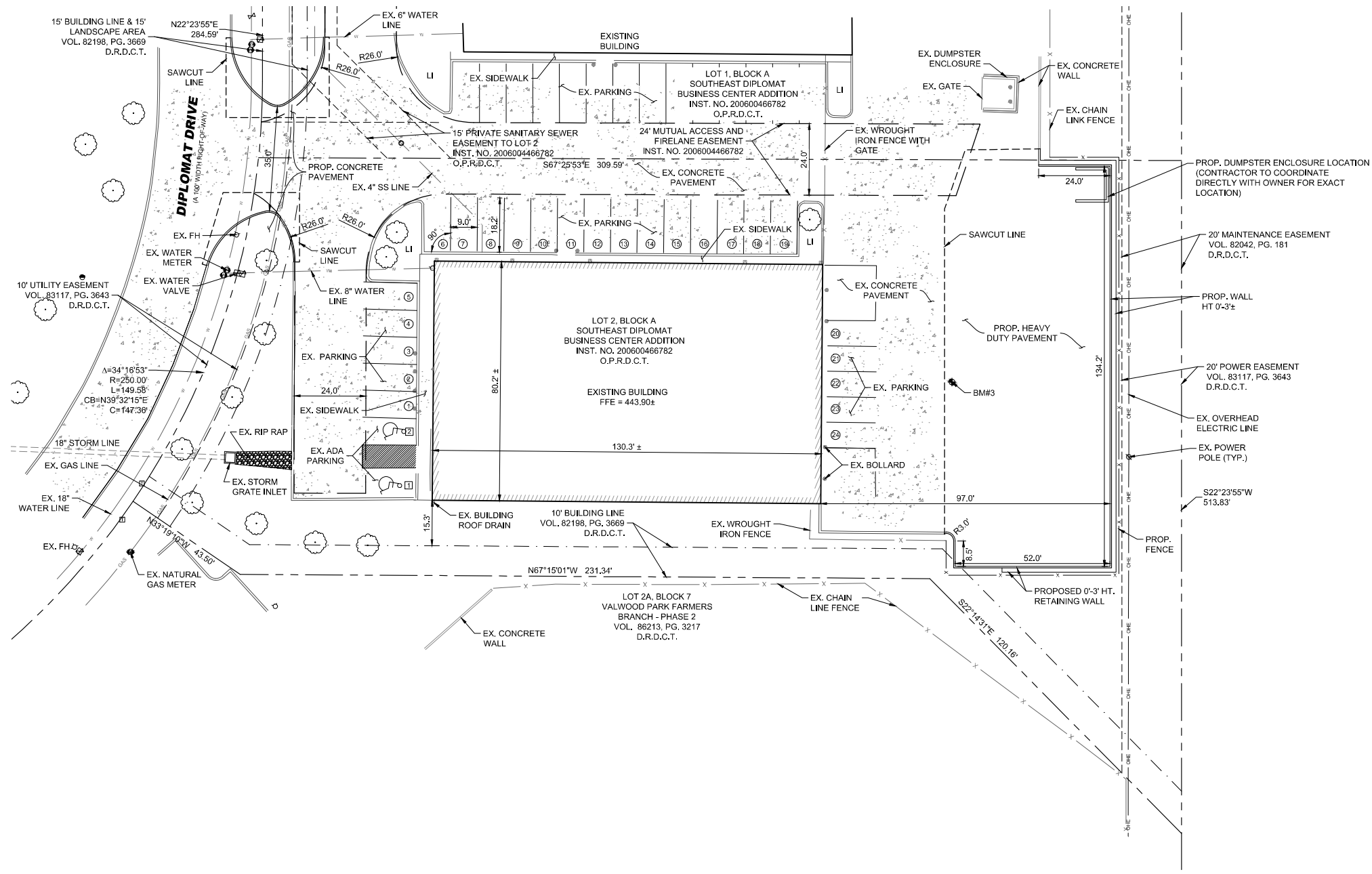


Plotted By: Karoshi, Justin Sheet Set: KHA Layout C-101 January 17, 2018 07:22:35am K:\DIAL CH\04522400-Reynolds Farmers Branch\Cap\Plat\Site Plans\C-SITE PLANNING This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for whom it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
PROPERTY LINE	---
PROPOSED EASEMENT	- - - -
EXISTING BUILDING	
OVERHEAD ELECTRIC LINE	---OE---
FENCE	-x-x-x-
EXISTING WATER LINE	---W---
EXISTING SANITARY SEWER LINE	---SS---
EXISTING STORM SEWER LINE	---SSS---
EXISTING GAS LINE	---GAS---
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING FDC	
EXISTING TREE	
PARKING COUNT	
LANDSCAPE ISLAND	LI
LIGHT POLE	
TELEPHONE RISER	
EXISTING CONCRETE PAVEMENT	

- NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES
  3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
  4. STREET ADDRESS: 13700 DIPLOMAT DRIVE, FARMERS BRANCH, TX 75234.

SUMMARY TABLE	
LOT AREA	49,408 SF/1.134 AC.
TOTAL FLOOR AREA RATIO	21.05%
TOTAL IMPERVIOUS AREA	33,149 SF
IMPERVIOUS RATIO	67.09%
TOTAL BUILDING COVERAGE	21.05%
USE:	
PROPOSED BUILDING AREA:	OFFICE/WAREHOUSE
OFFICE:	2,400 SF
WAREHOUSE:	8,000 SF
TOTAL:	10,400 SF TOTAL
NO. OF STORIES:	ONE STORY
BUILDING HEIGHT:	25'
FINISHED FLOOR ELEV.:	443.9
FOUNDATION TYPE:	STRUCTURAL SLAB
PARKING REQUIRED:	
OFFICE: 1/300 SF	8 SPACES
WAREHOUSE: 1/1000 SF	8 SPACES
	16 SPACES
PARKING PROVIDED:	
REGULAR	24 SPACES
HANDICAP	2 SPACES
TOTAL PROVIDED	26 SPACES

BENCHMARK LIST	
BM#1	City of Farmers Branch Monument #5. Elev. = 429.42
BM#2	" 1 " cut set on the back of a curb inlet on the north side of Diplomat Drive in front of 13700 Senlac Drive, Elev. = 434.68
BM#3	" 1 " cut set on the back of curb of parking lot, ±74' south & ±77' west of the northeast property corner, Elev. = 444.06

**SITE PLAN**  
**LOT 2, BLOCK A**  
**SOUTHEAST DIPLOMAT**  
**BUSINESS CENTER ADDITION**  
1.134 AC.  
SITUATED IN THE  
S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 1418  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS  
PREPARED : JANUARY 12, 2018

Owner/Developer:  
PACE PTNRS PTIES INC.  
5600 Lower Macungie Rd.  
Macungie, Pennsylvania 18062  
Tel. No. 800-252-5800  
Contact: Andrew Benito

Engineer/Applicant/Surveyor:  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Tower, Suite 700  
Dallas, Texas 75240  
Tel. No. 972-770-1300  
Contact: Bradley J. Moss, P.E.

13700 DIPLOMAT DRIVE

SITE IMPROVEMENTS

PREPARED FOR

REYNOLDS ADVANCED MATERIALS

FARMERS BRANCH

TEXAS

SITE PLAN

SHEET NUMBER

1 OF 1

PRELIMINARY

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Kimley-Horn

Engineer: BRADLEY J. MOSS

P.E. No. 96931

Date: 01/17/2018

13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700, DALLAS, TX 75240

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REVISIONS

No.

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BY