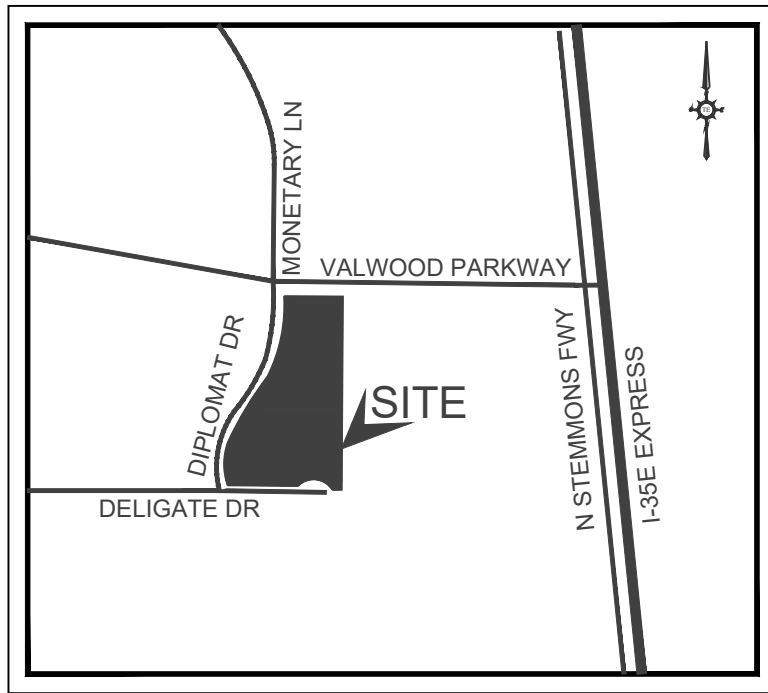
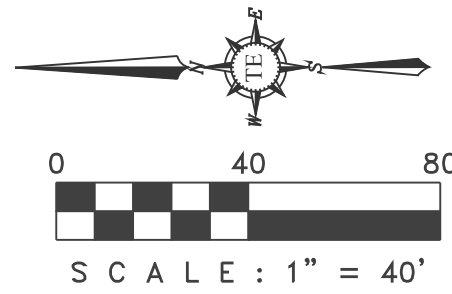


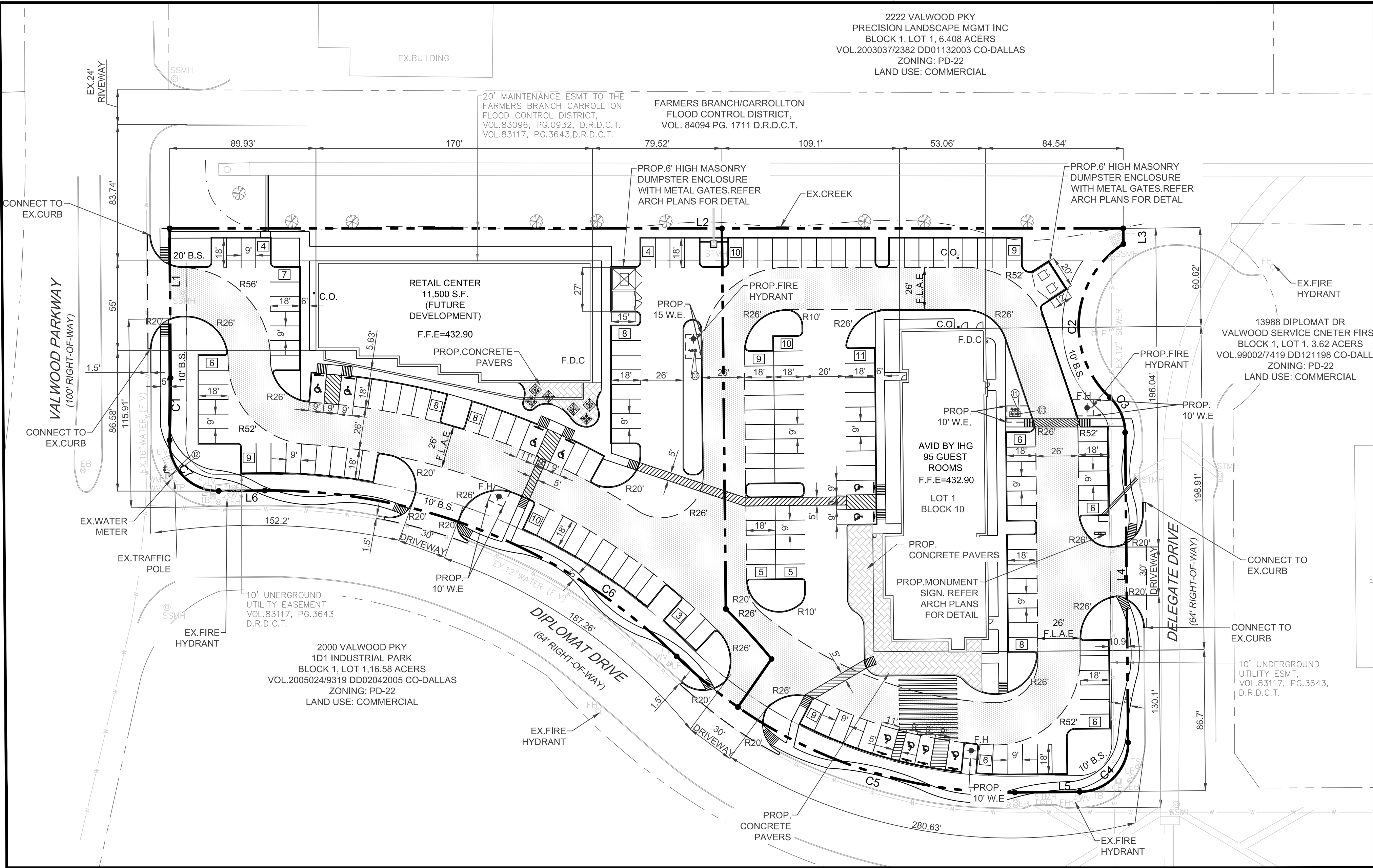
AVID HOTEL DEVELOPMENT PLANS

3.35 ACRES, LOT 1, BLOCK 10, OF VALWOOD PARK FARMERS BRANCH-PHASE TWO
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS.



VICINITY MAP NOT TO SCALE

LEGEND	
EX. BOUNDARY	---
EX. CURB	---
EX. WATER MAIN	W 8" WTR
EX. SANITARY SEWER	S 8" SEWER
EX. SEWER MANHOLE	SSMH
EX. CLEAN OUT	C.O.
EX. ELECTRIC	E
EX. POWER POLE	PP
EX. STORM SEWER	SS
EX. FIRE HYDRANT	FH
EX. STORM INLET	SI
EX. FENCE	X
EX. WATER METER	WM
EX. TREE	TR
EX. TELEPHONE	TP
EX. FIBER OPTIC CABLE	FOC
EX. GAS METER	GM
EX. GAS LINE	GAS
EX. TRAFFIC SIGNAL POLE	TSP
EX. TRAFFIC SIGNS	TSN
EX. TELEPHONE PEDESTAL	TP
EX. GUY WIRE	GUY
BOUNDARY LINE	---
PROP. CURB	---
PROP. SAW-CUT	---
PROP. AREA LIGHT	AL
PROP. HANDICAP SIGN	HS
PROP. HANDICAP LOGO	HL
PROP. CONCRETE WHEEL STOP	CS
PROP. MONUMENT/POLE SIGN	MS
PIPE BOLLARD	BP
PROP. WATER METER	WM
PROP. STORM INLET	SI
PROP. SEWER CLEAN OUT	C.O.
PROP. SEWER MANHOLE	SSMH
PROP. SEPTIC UNIT	SEU
PROP. BACK FLOW PREVENTER	BFP



CITY SITE PLAN GENERAL NOTES

- A. GENERAL NOTES**
1. ALL THE SITE PLAN DRAWINGS SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE DRAWN TO THE SAME SCALE
- B. FIRE CODES**
1. FIRE LANES:
 - a) FOR DETAILS CONCERNING THE REQUIREMENT, LOCATION, AND ENFORCEMENT OF FIRE LANES REFER TO THE 2015 INTERNATIONAL FIRE CODE AND CITY ORDINANCE 3414.
 - b) FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
 - c) A MINIMUM OF 14 FEET OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRE LANES.
 - d) FIRE LANES SHALL BE CONSTRUCTED OF AN ALL WEATHER DRIVING SURFACE HAVING THE CAPABILITY TO SUPPORT A 80,000 POUND VEHICLE.
 - e) DEAD END FIRE LANES WITHOUT APPROVED TURN ROUND INSTALLATIONS SHALL NOT EXCEED 150 FEET IN LENGTH
 - f) ALL FIRE LANES SHALL HAVE A MINIMUM 26 FOOT INSIDE RADIUS AND A MINIMUM 50 FOOT OUTSIDE RADIUS.
 2. FIRE HYDRANTS:
 - a) REQUIRED FIRE HYDRANTS AND WATER SUPPLY LINES SHALL BE LOCATED WITHIN THE DEDICATED UTILITY EASEMENTS
 - b) FIRE HYDRANTS SHALL BE SPACED AT INTERVALS OF 300 FEET ALONG THE LENGTH OF THE FIRE LANES AND NON-RESIDENTIAL STREETS
 - c) FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN 3 FEET NOR FURTHER THAN 6 FEET FROM STREETS OR FIRE LANES
 - d) LOOPED WATER SYSTEMS FOR FIRE HYDRANTS SUPPLY LINES ARE ENCOURAGED
 - e) DEAD END WATER LINES SHALL MEET THE FOLLOWING REQUIREMENT FOR MINIMUM PIPE SIZES
 - 1)ONE HYDRANT, MAXIMUM 150FEET 6
 - 2)ONE HYDRANT, MAXIMUM 500 FEET 8
 - 3)ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 150FEET 8
 - 4)ONE HYDRANT AND FIRE SPRINKLER SYSTEM , MAXIMUM 500FEET 12
 - 5)TWO HYDRANTS, MAXIMUM 500 FEET 12
 - 6)TWO OR THREE HYDRANTS AND FIRE SPRINKLER SYSTEM ARE NOT PERMITTED ON A DEAD END MAIN
- C. LANDSCAPING**
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCES OF A BUILDING PERMIT
 2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED SYSTEM
 3. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS
- D. UTILITIES**
1. THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15 FEET WIDE
 2. FOR TRASH RECEPTACLES THE FOLLOWING NOTES SHALL BE INCLUDED:
 - a) THE SANITATION CONTAINER WALLS SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES.
 - b) PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS
 - c) DUMPSTER PADS SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRELANES
- E. ENVIRONMENTAL**
1. FOR DEVELOPMENTS GREATER THAN OR EQUAL TO 5 ACRES, A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A COPY OF THE TCEQ NOTICE OF INTENT (NOI) FORM FOR CONSTRUCTION ACTIVITIES SHALL BE PROVIDED PRIOR TO ISSUANCES OF BUILDING PERMIT
 2. FOR DEVELOPMENT EQUAL TO OR GREATER THAN ONE ACRE BUT LESS THAN 5 ACRE OR DEVELOPMENT LESS THAN ONE ACRE BUT PART OF A LARGE COMMON PLAN OF DEVELOPMENT, A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT
 3. THE CITY MAY REQUIRE THAT THE STORM WATER POLLUTION PREVENTION (SWPPP) BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF TEXAS, DEPENDING ON FACTOR SUCH AS POTENTIAL IMPACTS TO WATER QUALITY AND NEIGHBORING LAND USE.

LEGEND	
FIRE LANE & ACCESS EASEMENT	F.L.A.E
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE DEPARTMENT CONNECTIONS	F.D.C.
PROPOSED 26" FIRE LANE	
PROPOSED CONCRETE PAVERS	

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	38.41'	868.71'	2°31'59"	S 89°30'54" E	38.40'
C2	109.15'	60.00'	104°13'37"	N 85°19'38" W	94.71'
C3	24.33'	30.00'	46°27'28"	S 65°47'18" W	23.86'
C4	47.12'	30.00'	90°00'00"	N 45°58'58" W	42.43'
C5	229.88'	293.00'	44°57'09"	N 21°29'36" E	224.03'
C6	280.00'	357.00'	44°57'09"	N 21°29'36" E	272.96'
C7	48.55'	30.00'	92°43'40"	N 45°22'52" E	43.42'

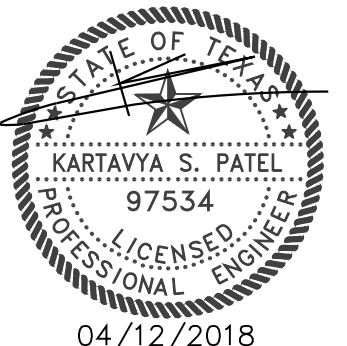
OWNER		SURVEYOR	
DIPLOMAT GROUP LLC 3512 SAN LUCAS LANE DENTON, TX 76208 CONTACT: KAMLESH PATEL TEL: 214-335-7117		A & W SURVEYORS, INC P.O. BOX 870029 MESQUITE, TEXAS 75187 CONTACT: JOHN TURNER, R.P.L.S. TEL: 972-681-4975	
ENGINEER		ARCHITECT	
TRIANGLE ENGINEERING LLC 1503 ASTORIA DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271		RSS ARCHITECTS, LLC 103 S. MESQUITE STREET, SUITE B ARLINGTON, TX 76010 CONTACT: SHANE SIGRIST TEL: 817-538-9258	

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 89°13'15" E	91.96'
L2	S 00°26'27" E	586.16'
L3	S 89°01'02" W	9.55'
L4	S 89°01'02" W	190.69'
L5	S 00°58'58" E	40.00'
L6	N 00°58'58" W	28.24'

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
01	DOM.	3"	1	6"
02	DOM.	2"	1	6"
11	IRR.	1"	1	N/A
12	IRR.	EX. 1" METER (F.V.)	1	N/A

	SITE DATA SUMMARY	
	RETAIL CENTER	AVID HOTEL
NUMBER OF LOTS	1	1
EXISTING ZONING	PD-22	PD-22
PROPOSED USE	RETAIL (FUTURE DEVELOPMENT)	HOTEL
GROSS ACREAGE	1.54 ACRES (67,082 S.F.)	1.82 ACRES (79,279 S.F.)
PROPOSED BLDG	11,500 S.F.	10,917 S.F. (1ST FLOOR)
PROPOSED BLDG. HEIGHT	30' (1 STORY)	52'-4" (4 STORY-95 GUEST ROOMS)
TOTAL PARKING PROVIDED	58 (1,200)	95 (1 SPACE PER ROOM)
PERCENTAGE OF LOT COVERAGE	67 (INCLUDING 4 HANDICAP)	100 (INCLUDING 6 HANDICAP)
IMPERVIOUS COVERAGE	17.14%	13.77%
OPEN SPACE/LANDSCAPE AREA	53,935 S.F. OR 80.4 %	66,477 S.F. OR 83.85%
OVERALL BUILDING AREA FOR RETAIL & HOTEL	13,147 S.F. OR 19.6%	12,802 S.F. OR 16.15%
FLOOR AREA RATIO FOR RETAIL & HOTEL	= 67,082 (RETAIL)+41,647 (HOTEL-4STORY) = 1,08,647	
	= 0.15:1	

NO.	DATE	DESCRIPTION	BY
1	02/27/18	1st CITY SUBMITTAL	KP
2	03/27/18	PER CITY COMMENTS	KP
3	04/12/18	PER CITY COMMENTS	KP



FOR INFORMATIONAL PURPOSE ONLY

OVERALL SITE PLAN
RETAIL CENTER & AVID HOTEL
13998 DIPLOMAT DRIVE
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

TRIANGLE
ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	02/21/18	009-18	OSP

TX PE FIRM #11525