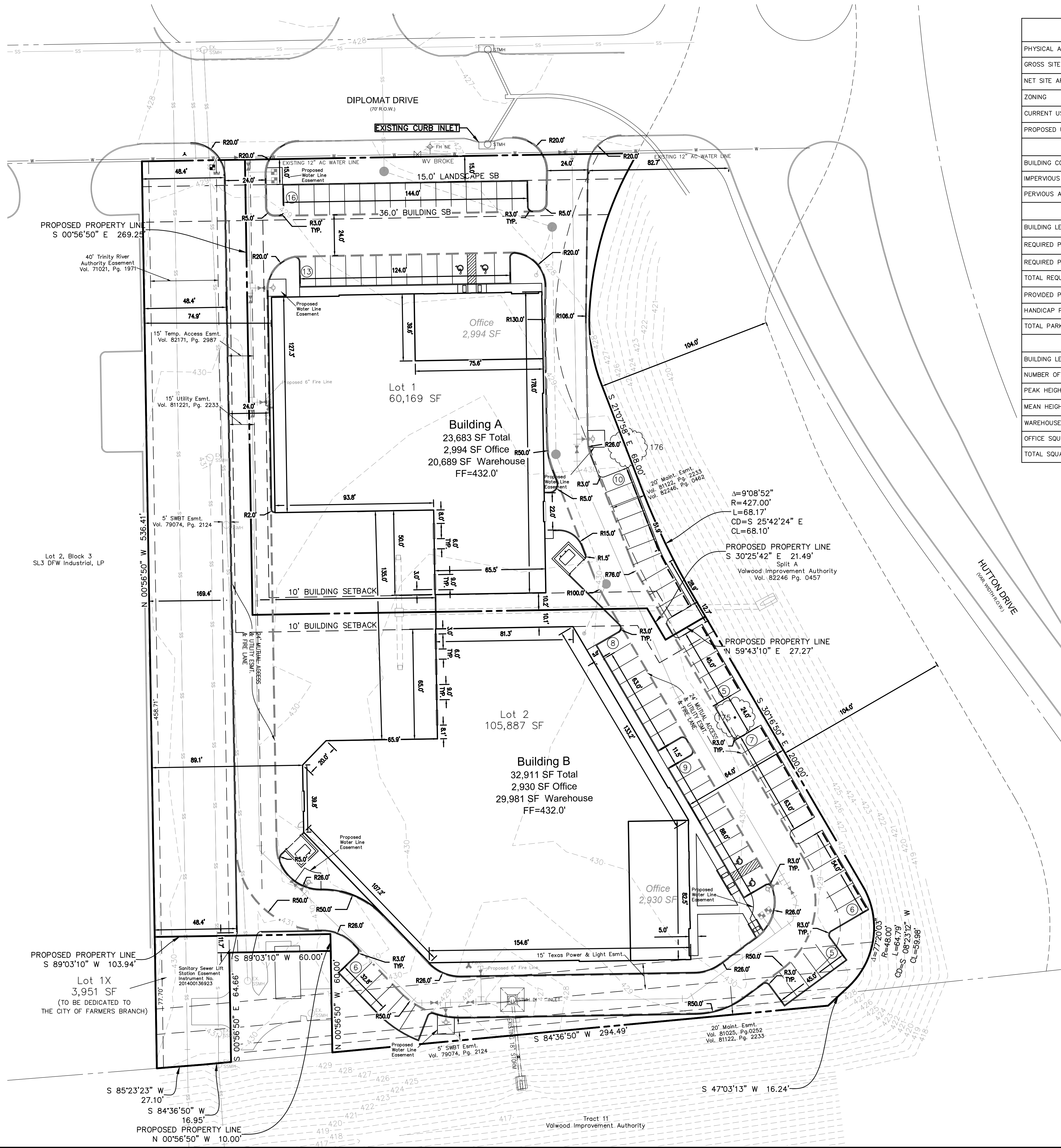
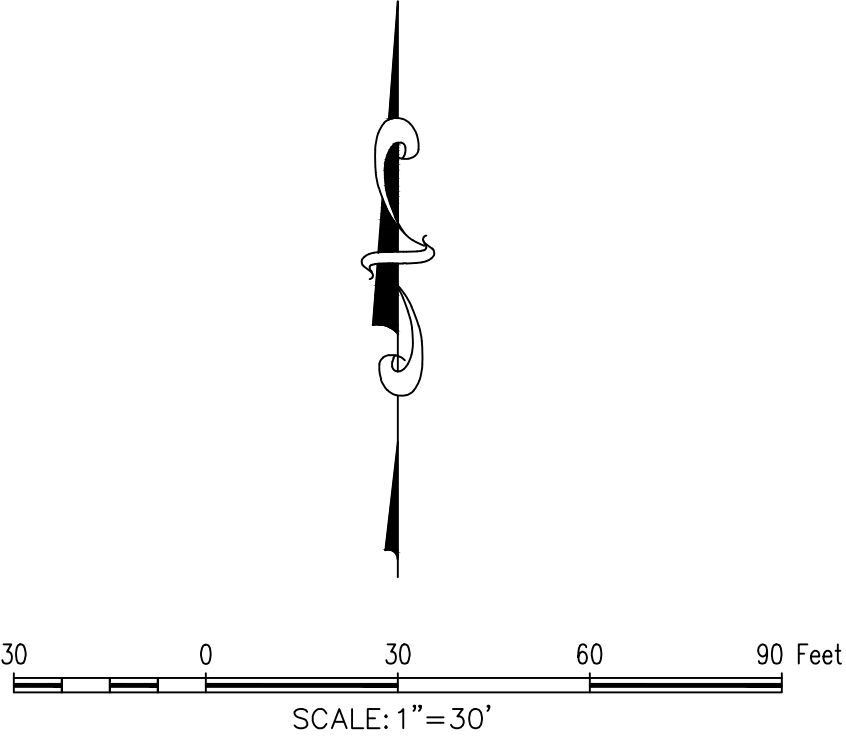


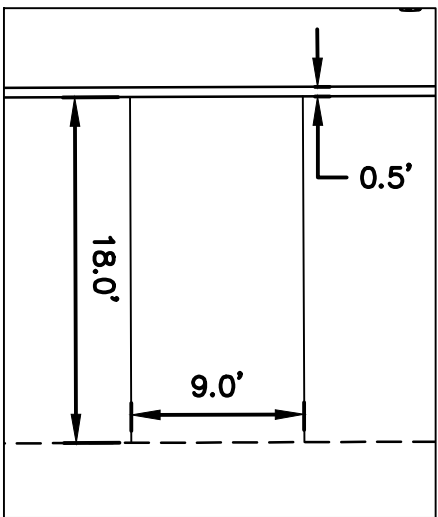


SITE DATA TABLE		
PHYSICAL ADDRESS	VINTAGE STREET	
GROSS SITE AREA	3.903 ACRES – 170015 SF	
NET SITE AREA	3.903 ACRES – 170015 SF	
ZONING	LIPD-22	
CURRENT USE	VACANT	
PROPOSED USED	COMMERCIAL	
LOT COVERAGE DATA		
BUILDING COVERAGE	1.300 ACRES – 56608 SF – 33.30%	
IMPERVIOUS AREA	2.863 ACRES – 124711 SF – 73.36%	
PERVIOUS AREA	1.040 ACRES – 45304 SF – 26.65%	
PARKING SUMMARY		
BUILDING LETTER:	A	B
REQUIRED PARKING OFFICE (1:300)	10	10
REQUIRED PARKING WAREHOUSE (1:1000)	21	30
TOTAL REQUIRED PARKING	31	40
PROVIDED PARKING ON SITE/OFF SITE	37	44
HANDICAP PARKING	2	2
TOTAL PARKING	39	46
BUILDING DATA		
BUILDING LETTER:	A	B
NUMBER OF FLOORS	1	1
PEAK HEIGHT	36' 0"	36' 0"
MEAN HEIGHT	33' 0"	33' 0"
WAREHOUSE SQUARE FOOTAGE	20,689	29,981
OFFICE SQUARE FOOTAGE	2,994	2,930
TOTAL SQUARE FOOTAGE	23,683	32,911

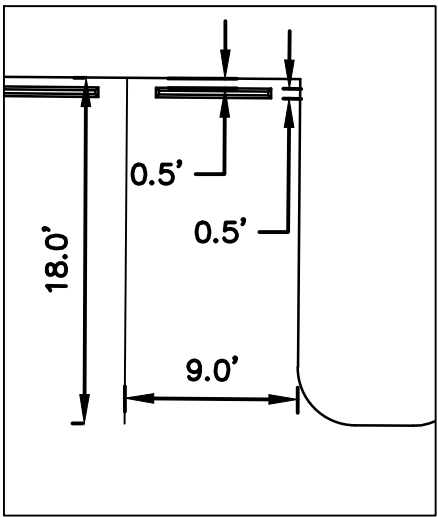


- GENERAL NOTES
- ONCOR easement to be abandoned.
 - Vehicles to pull all the way into building so as not to impede the fire lane.

LEGEND		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	443 Existing Contours
Mon.	Monument	445 Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
ICV	Irrigation Control Valve	Masonry Wall
SSMH	Sanitary Sewer Manhole	Existing Tree
CO	Sanitary Sewer Cleanout	(FL) Flowline
UP	Utility Pole	Centerline of Creek, Swale, or Waterway
LP	Light Pole	Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plot Records	



TYPICAL PARKING STALL
SCALE: 1"=10'



TYPICAL PARKING STALL WITH CURB STOP
SCALE: 1"=10'

OWNER/DEVELOPER
RPGC VALWOOD, LLC.
9830 COUNTY ROAD 288
ANNA, TEXAS 76409
PH. 940-422-7227
Contact: Bucky Gillett

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-436-8776
291 Oakleaf Drive
Roanoke, Texas 75282
940-240-1012
TBPE: 19782 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

DIPLOMAT BUSINESS PARK
Lot 3R-1, 3R-2, & 3X, Block 3
VALWOOD PARK, FARMERS BRANCH, PH. 1
3.905 Acres in the
WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 1171
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, TBPE: 1798
DOUGLAS W. WEAVER, P.E. #117386
DATE 10/8/2018

Drawn By: AM
Date: 10/01/2018
Scale: 1"=30'
Revisions:

16296

C5