

DATA TABLE	
TOTAL SITE AREA	593,184 S.F.
TOTAL IMPERVIOUS AREA	=458,771 S.F.
PERCENTAGE OF IMPERVIOUS AREA	=77.34%
TOTAL PERVIOUS AREA	=134,413 S.F.
PERCENTAGE OF OPEN SPACE	=22.66%
PARKING AREA	
EXISTING PARKING (9'X20'):	776
EXISTING HANDICAP PARKING:	18
TOTAL EXISTING PARKING:	794
PROPOSED PARKING (9'X20'):	68
EXISTING PARKING REMOVED:	12
NET PARKING ADDED:	56
TOTAL PARKING:	850

**GENERAL NOTES:**

1. ALL SITE PLAN DRAWINGS SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE DRAWN TO THE SAME SCALE
2. FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
3. ALL FIRE LANES SHALL HAVE A MINIMUM 26 FOOT INSIDE RADIUS AND A MINIMUM 50 FOOT OUTSIDE RADIUS.
4. A MINIMUM OF 14 FEET OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRELANES.

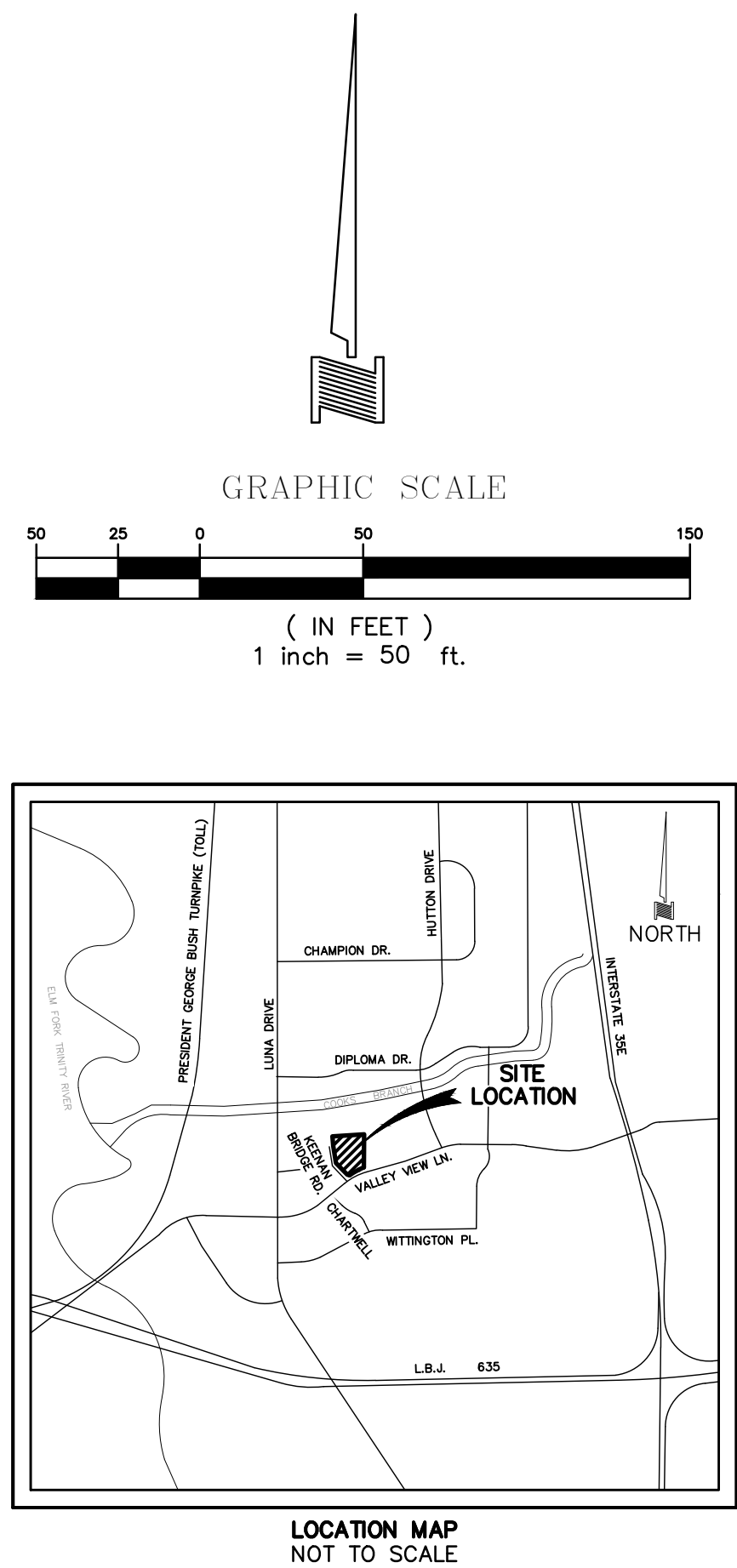
**LANDSCAPE NOTES:**






1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUING OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

**PROPERTY ADDRESS:**  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**ENGINEER/APPLICANT:**  
DOWDEY, ANDERSON &  
ASSOCIATES, INC.  
5225 VILLAGE CREEK DRIVE  
SUITE 200  
PLANO, TEXAS 75093  
PH. 972-931-0694  
CONTACT: AARON HUNSAKER

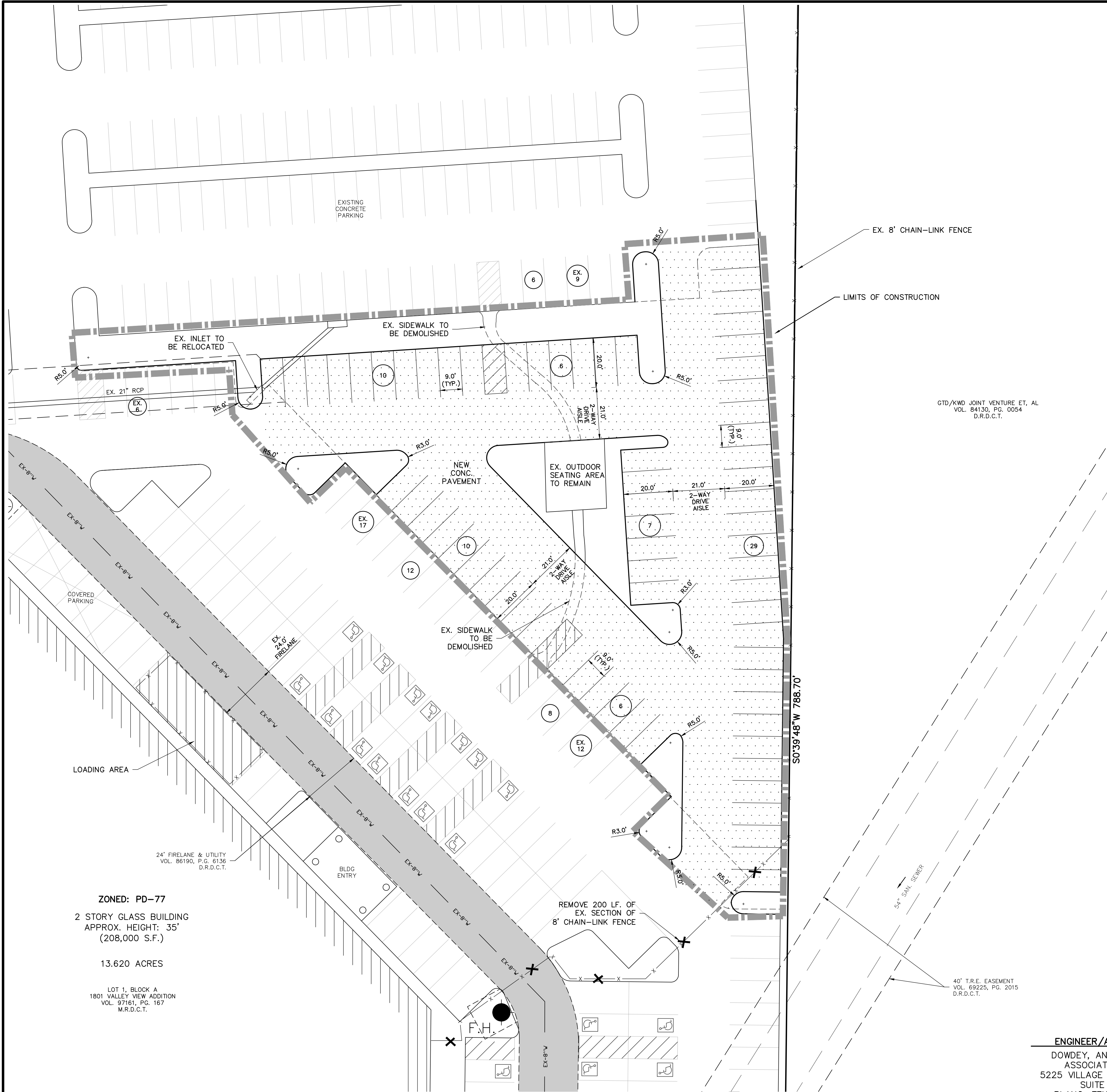
**OWNER:**  
BHCP FARMERS BRANCH L.P.  
16027 VENTURE BOULEVARD,  
SUITE 550  
ENCINO, CALIFORNIA 91436  
PH. 818-905-3200  
CONTACT: MOSHE HAGER



LEGEND	
	EX. 24' FIRELANE
	NEW CONCRETE PAVEMENT
	LIMITS OF CONSTRUCTION
	ZONING BOUNDARY LINE
	DEMOLISH & REMOVE

DATE	ACTION
PLANNING AND ZONING COMMISSION:	
CITY COUNCIL DATE:	
ORDINANCE NO.:	
RESOLUTION NO.:	
ADMINISTRATIVE APPROVAL DATE:	

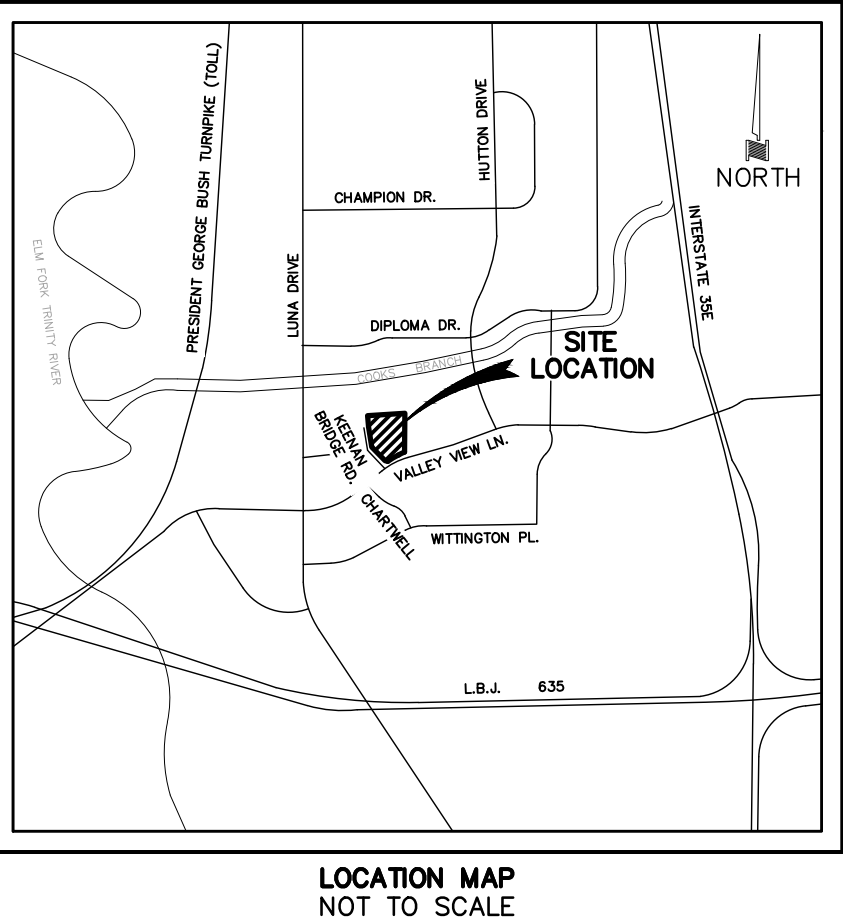
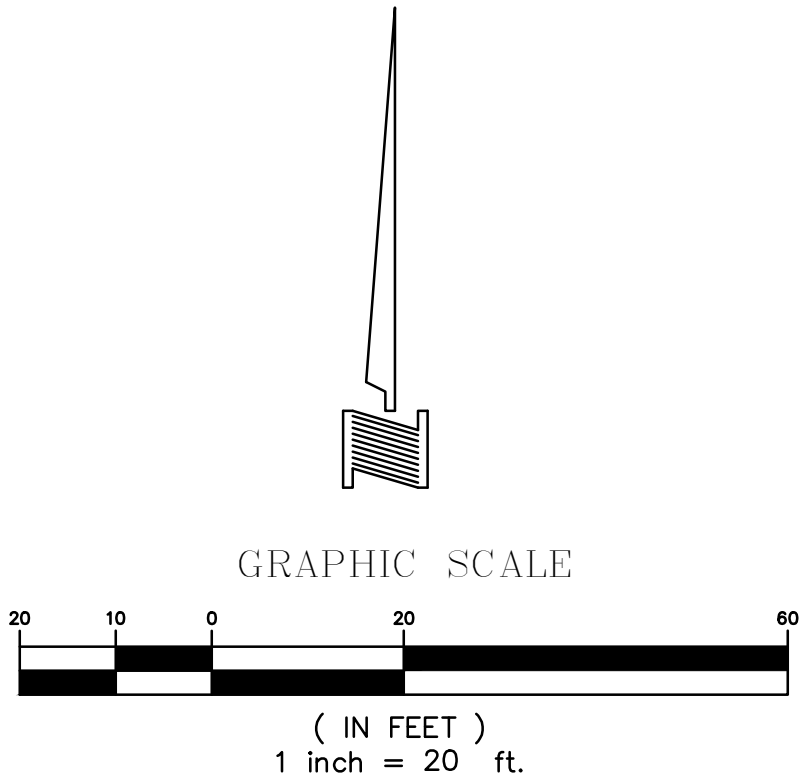
<b>SITE PLAN</b>						
<b>HAGER PACIFIC CALL CENTER</b>						
<b>PARKING ADDITION</b>						
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS						
 <b>DOWDEY, ANDERSON &amp; ASSOCIATES, INC.</b> 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694						
STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800						
<b>DESIGN</b>	<b>DRAWN</b>	<b>CHECKED</b>	<b>DATE</b>	<b>SCALE</b>	<b>JOB</b>	<b>SHEET</b>
AH	AC	AH	FEB. 12 2019.	1"=50'	18020	1 2



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	NEW CONCRETE PAVEMENT
	LIMITS OF CONSTRUCTION
	DEMOLISH & REMOVE

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ZONED: PD-77  
2 STORY GLASS BUILDING  
APPROX. HEIGHT: 35'  
(208,000 S.F.)  
  
13.620 ACRES  
  
LOT 1, BLOCK A  
1801 VALLEY VIEW ADDITION  
VOL. 97161, PG. 187  
M.R.D.C.T.

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