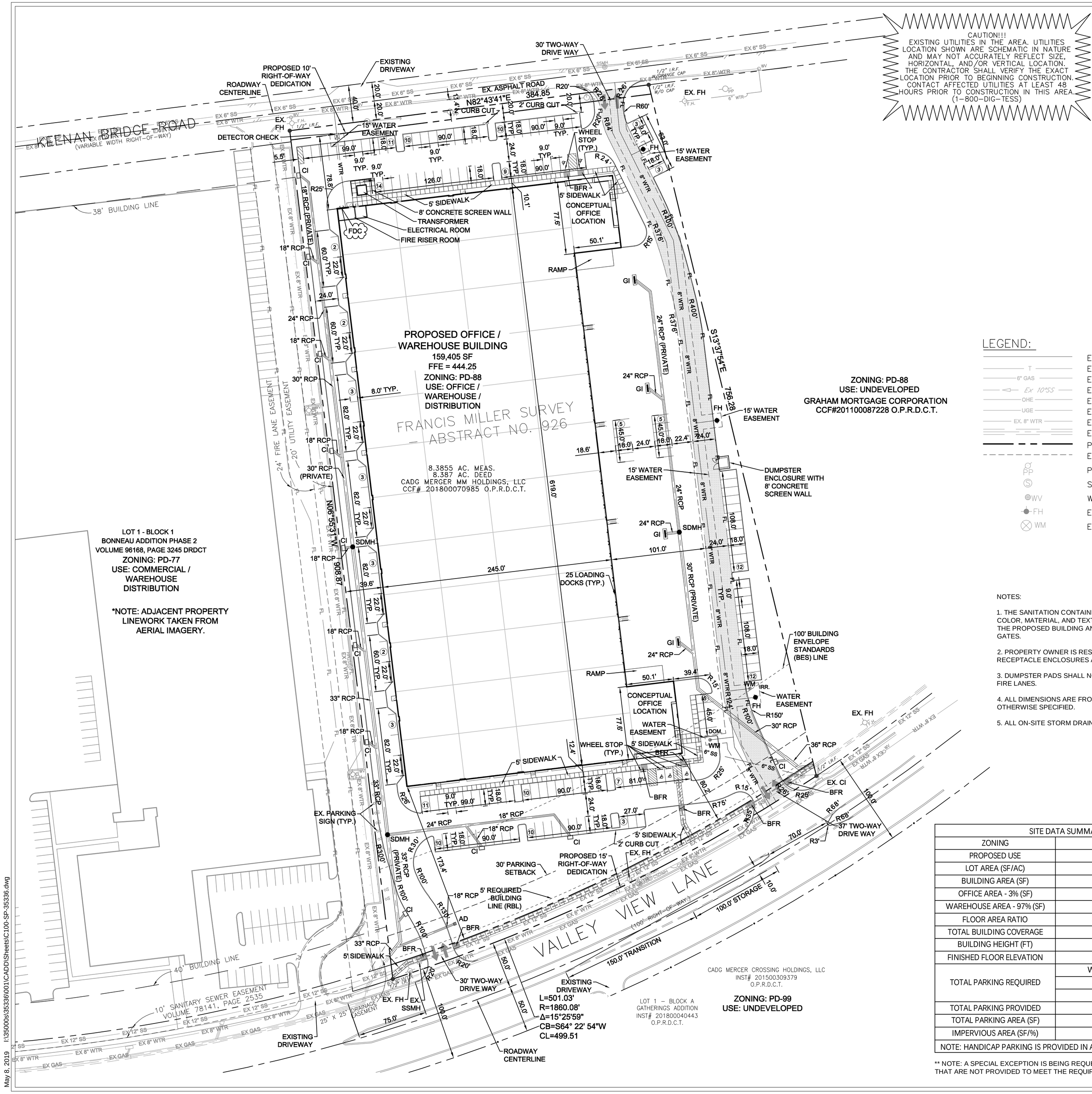
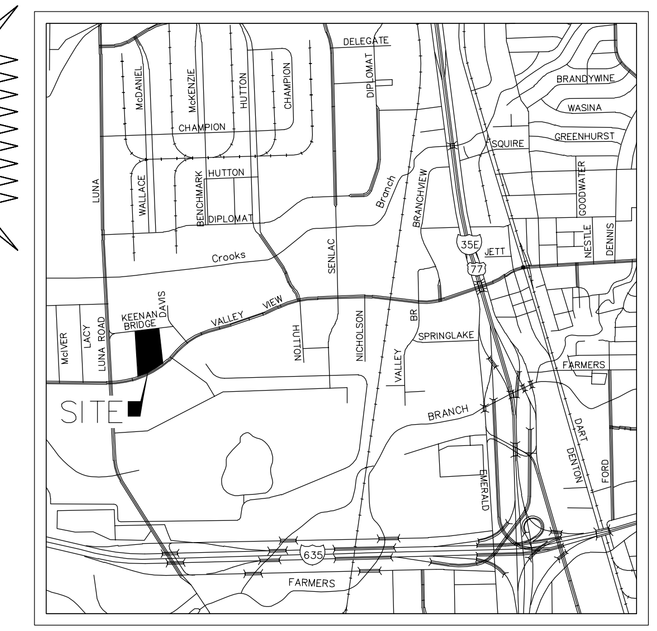


CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)



LOCATION MAP
N.T.S.

N

GRAPHIC SCALE - 1"=50'
0 50' 100'

VALLEY VIEW SPEC WAREHOUSE

FARMERS BRANCH, TEXAS

LEGEND:

T	EXISTING FIBER OPTIC
6" GAS	EXISTING TELEPHONE LINE
Ex 10'SS	EXISTING GAS LINE
OHE	EXISTING SANITARY SEWER
UGE	EXISTING OVERHEAD ELECTRIC
EX. 8" WTR	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING STORM SEWER
	PROPERTY LINE
	EASEMENT LINE
PP	POWER POLE
S	SANITARY SEWER MANHOLE
WV	WATER VALVE
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER

PROPOSED LEGEND:

12" WTR	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
8" SS	PROPOSED SANITARY SEWER LINE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
DOM	DOMESTIC WATER METER
IRR	IRRIGATION METER
GI	PROPOSED GRATE INLET
CI	PROPOSED CURB INLET
AD	PROPOSED AREA DRAIN
RD	PROPOSED ROOF DRAIN
BFR	BARRIER FREE RAMP
FL	PROPOSED FIRE LANE
	ADA ROUTE

NOTES:

1. 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.

2. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS.

3. DUMPSTER PADS SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRE LANES.

4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE SPECIFIED.

5. ALL ON-SITE STORM DRAINAGE TO BE PRIVATELY MAINTAINED

	DATE	ACTION
Planning and Zoning Commission Date:		
City Council Date:		
Ordinance No:		

SITE DATA SUMMARY TABLE	
ZONING	PD-88
PROPOSED USE	OFFICE / WAREHOUSE
LOT AREA (SF/AC)	365,272 / 8.3855
BUILDING AREA (SF)	159,405
OFFICE AREA - 3% (SF)	4,782
WAREHOUSE AREA - 97% (SF)	154,623
FLOOR AREA RATIO	0.44:1
TOTAL BUILDING COVERAGE	44.04%
BUILDING HEIGHT (FT)	37' 4" (1 - STORY)
FINISHED FLOOR ELEVATION	444.25
TOTAL PARKING REQUIRED	WAREHOUSE: 1/1000 SF = 155
	OFFICE: 1/300 SF = 16
	TOTAL = 171 SPACES
TOTAL PARKING PROVIDED	168 SPACES **
TOTAL PARKING AREA (SF)	30,708
IMPERVIOUS AREA (SF/%)	288,590 SF / 79.01%
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.	

** NOTE: A SPECIAL EXCEPTION IS BEING REQUESTED FOR THE 3 PARKING SPACES THAT ARE NOT PROVIDED TO MEET THE REQUIRED PARKING COUNT.

OWNER

CADG MERCER MM HOLDINGS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
(469) 892-7200

DEVELOPER

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10440 N CENTRAL EXPRESSWAY SUITE 710
DALLAS, TX 75231
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(214) 367-3043
EKEPNER@PANATTONI.COM

ENGINEER

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ARCHITECT

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BPROSS@PDGARCH.NET

LANDSCAPE ARCHITECT

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4245 N. CENTRAL EXPRESSWAY,
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DALLAS, TX 75205
CONTACT: KORI HAUG
(214) 865-7192
KHAUG@BELLEFIRMA.COM

SITE PLAN
VALLEY VIEW / LUNA
1599 VALLEY VIEW LANE
8.3855 ACRES OR 365,272 SQ. FT.
OFFICE / WAREHOUSE
THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926
FARMERS BRANCH, DALLAS COUNTY, TEXAS
MAY, 2019

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TX 75034
TEL (214) 818-4570
FAX (214) 435-4567
TBPE FIRM #F-312

Revision No.	Date	Description

DANIEL W. WARFIELD
STATE OF TEXAS
95947
LICENSED PROFESSIONAL ENGINEER
5-9-2019

The seal appearing on this document was authorized by DAN WARFIELD, P.E. 95947 on 05/09/2019. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. The record copy of this drawing is on file at the offices of Halff Associates, Inc., 3803 Parkwood Blvd., Frisco, Texas 75034. TBPE FIRM #F-312.

Project No.:	35336
Issued:	05-09-2019
Drawn By:	KEF
Checked By:	BMS
Scale:	AS NOTED
Sheet Title	SITE PLAN
Sheet Number	C1.00

May 8, 2019 I:\35000s\35336\001\CADD\Sheets\C100-SP-35336.dwg