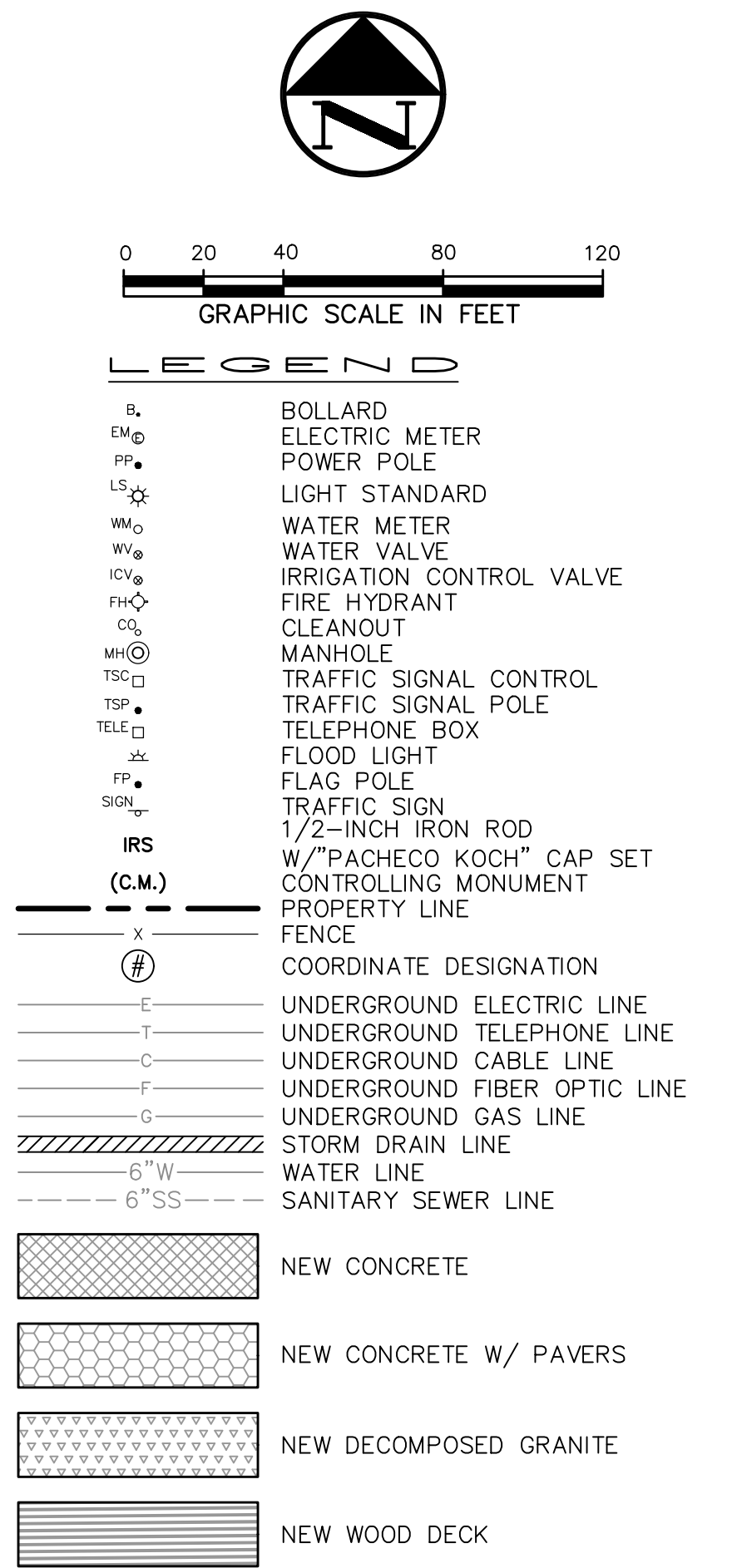
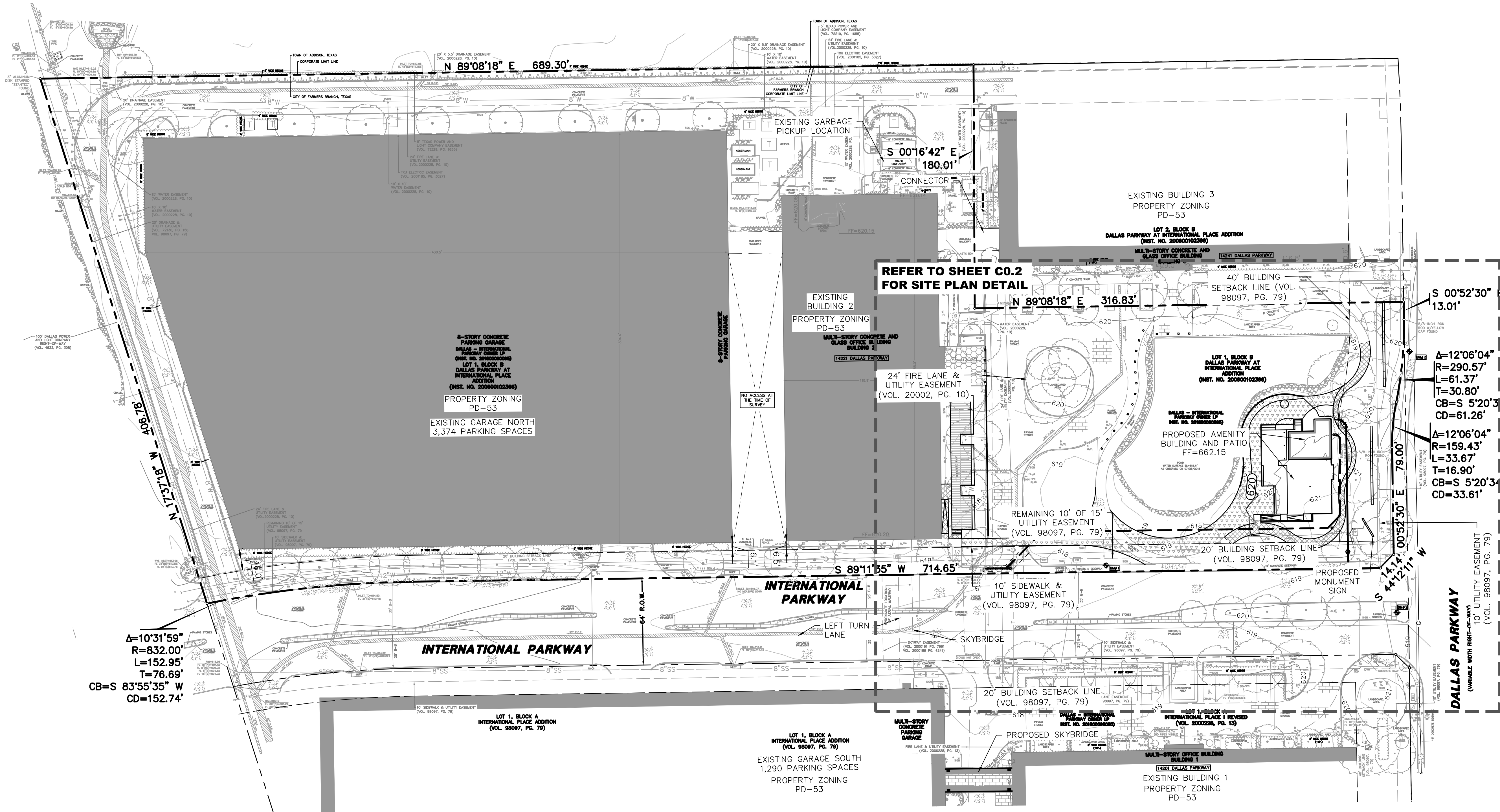
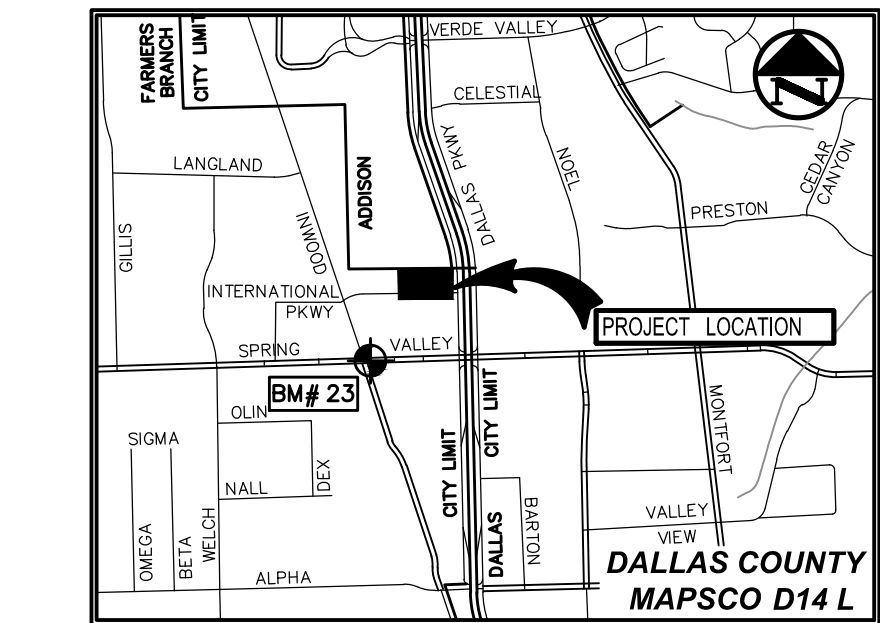




ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.



STANDARD SITE PLAN NOTES

- A. FIRE CODES
1. FIRE LANES:
- a. FOR DETAILS CONCERNING THE REQUIREMENT, LOCATION, AND ENFORCEMENT OF FIRE LANES REFER TO THE 2015 UNIFORM 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 LB. RIGID VEHICLE.
- e. DEAD END FIRE LANES WITHOUT APPROVED TURN AROUND 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. WHEN FIRE LANE AND UTILITY EASEMENTS ARE REQUIRED, THE UTILITY EASEMENT MAY BE LOCATED WITHIN THE FIRE LANE EASEMENT.
- c. FIRE HYDRANTS SHALL BE SPACED AT INTERVALS OF 300 FEET ALONG THE LENGTH OF THE FIRE LANES AND NON-RESIDENTIAL STREETS.
- d. FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN 6 FEET FROM STREETS OR FIRE LANES.
- e. DEAD END WATER LINES SHALL MEET THE FOLLOWING REQUIREMENTS FOR MINIMUM PIPE SIZES:
- | | |
|--|-----------|
| 1) ONE HYDRANT, MAXIMUM 150 FEET | 6 INCHES |
| 2) ONE HYDRANT, MAXIMUM 500 FEET | 8 INCHES |
| 3) ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 150 FEET | 8 INCHES |
| 4) ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 500 FEET | 12 INCHES |
| 5) TWO HYDRANTS, MAXIMUM 500 FEET | 12 INCHES |
| 6) TWO OR THREE HYDRANTS AND FIRE SPRINKLER SYSTEM ARE NOT PERMITTED ON A DEAD END MAIN. | |
- B. LANDSCAPING (INCLUDE THESE NOTES ON THE DETAILED SITE PLAN AND/OR LANDSCAPE PLAN)
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE 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.
- C. 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 MASONRY, AND THE EXTERIOR WALL FINISH 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 AND ENCLOSURES SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRE LANES.

AMENITY BUILDING DATA	
PROPOSED USE	AMENITY/LOUNGE SPACE
NUMBER OF STORIES	1
BUILDING HEIGHT	17'-0"
FINISHED FLOOR ELEV.	662.15
FOUNDATION TYPE	STRUCTURAL SLAB ON VOID FORMS
TOTAL GROSS SQUARE FOOTAGE	1693 S.F.

LOT 1, BLOCK B LANDSCAPE DATA	
TOTAL SITE AREA	298,715 SF
TOTAL IMPERVIOUS AREA	246,257 SF
% IMPERVIOUS AREA	82.44%

CALCULATIONS

THE FAR, SITE COVERAGE RATIO AND LANDSCAPE COVERAGE RATIO REQUIREMENTS OUTLINED IN PROPOSED DEVELOPMENT NO. 53 APPLY TO THE TOTAL 13.52 ACRE SITE.

TOTAL ALLOWABLE FLOOR TO AREA FOR ENTIRE PD #53

TOTAL PD AREA 589,105 S.F.
(GROSS SITE AREA) (13.524 ACRES)
FAR (MAXIMUM) X 3.35
ALLOWABLE AREA 1,990,235 S.F.

PROPOSED DEVELOPMENT

EX. BUILDING I	371,000 S.F.
EX. BUILDING II	428,000 S.F.
EX. CONNECTOR	500 S.F.
EX. BUILDING III	371,000 S.F.
EX. SKYBRIDGE	2,600 S.F.
PROP. AMENITY BUILDING	1,693 S.F.
TOTAL AREA	1,174,793 S.F.

EXISTING SITE COVERAGE

ALLOWABLE COVERAGE 589,105 S.F. X 50% = 294,552

BUILDING I	28,200 S.F.
BUILDING II	28,200 S.F.
CONNECTOR	500 S.F.
BUILDING III	28,200 S.F.
GARAGE SOUTH	63,400 S.F.
GARAGE NORTH	123,600 S.F.
SKYBRIDGE	1,204 S.F.
EXISTING COVERAGE	293,304 S.F.

NOTE: EXISTING SITE COVERAGE IS PER THE DEVELOPMENT PLAN DATED MAY 9, 2000

PROPOSED SITE COVERAGE

EXISTING SITE COVERAGE 293,304 S.F.
PROP. AMENITY BUILDING 1,693 S.F.
PROPOSED COVERAGE 294,997 S.F. (50.07%)

PARKING

REQUIRED NUMBER OF PARKING SPACES: 1,174,793 S.F./300=3,916

EXISTING/SOUTH PARKING SPACES: 1,290 STRUCTURED

PROPOSED/NORTH PARKING SPACES: 3,374 STRUCTURED

PROPOSED TOTAL = 4,664 W/ OPTIONS TO REDUCE NUMBER OF COMPACT SPACES BUT STAY ABOVE MINIMUM NUMBER OF SPACES REQUIRED BY ZONING ORDINANCE.

NOTES:

1. SIGNAGE CONFIGURATION & LOCATION AS APPROVED BY CITY ADMINISTRATORS.
2. OPTIONAL 20 SURFACE PARKING SPACES MAXIMUM IN PLAZA.
3. FOUNDATION TYPE (EACH BUILDING): SLAB-ON-GRADE WITH DRILLED PIERS.
4. DAYCARE: STATE MINIMUM REQUIREMENTS WILL BE COMPLIED WITH.

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2021 MCKINNEY AVE.#900
DALLAS, TEXAS 75201

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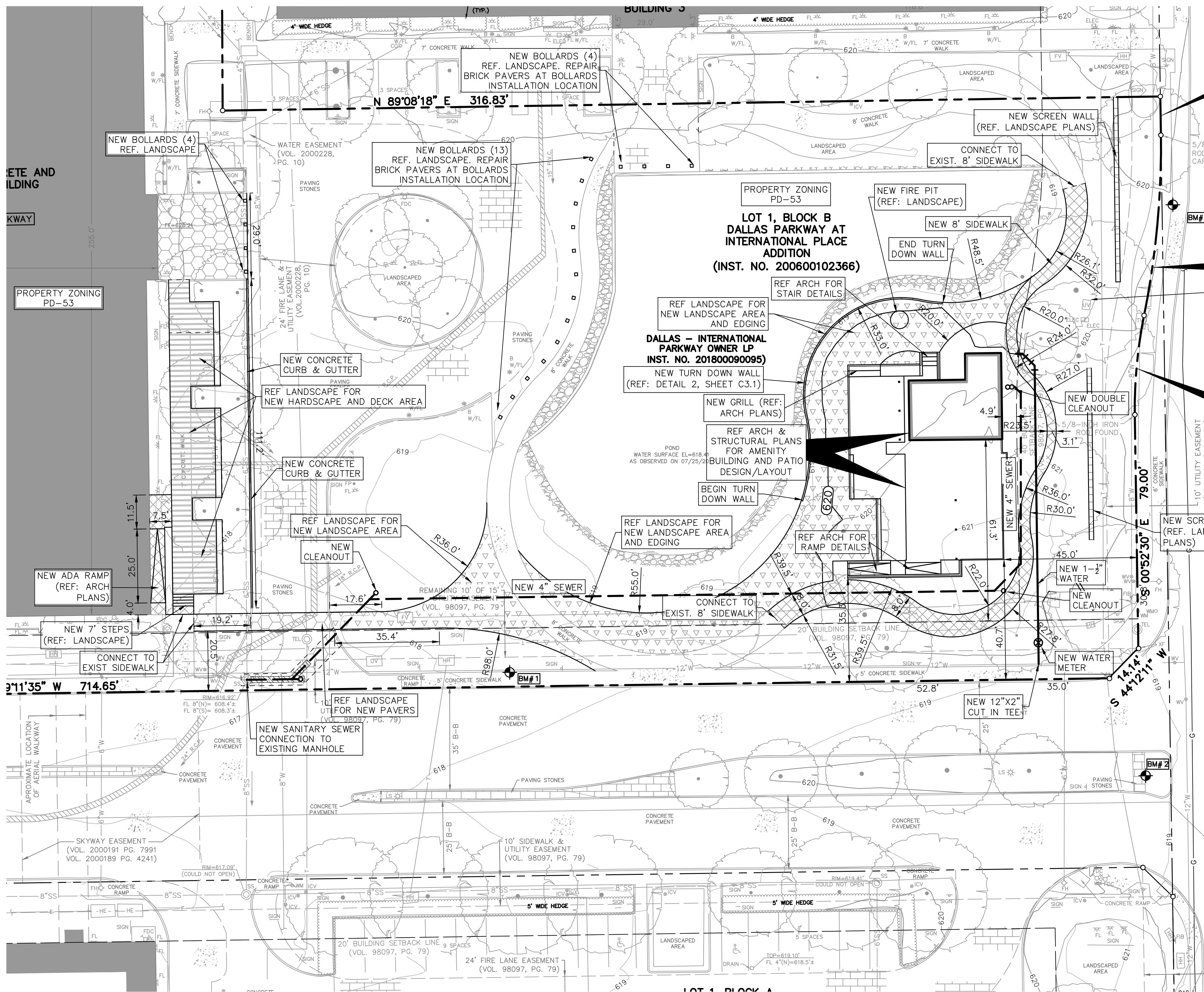
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NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10080000

SITE PLAN					
INTERNATIONAL PLAZA					
COURTYARD RENOVATION					
14201 DALLAS PARKWAY					
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
RJK	JS	MAY 2019	1"=40'		
					C0.1



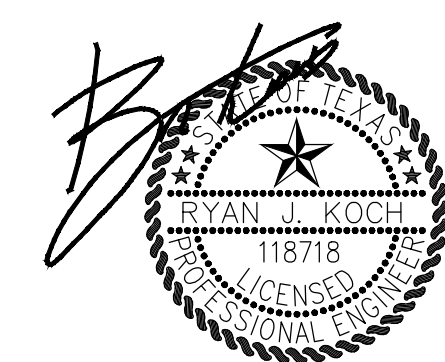
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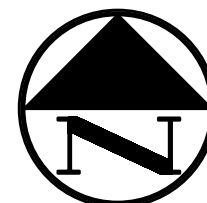
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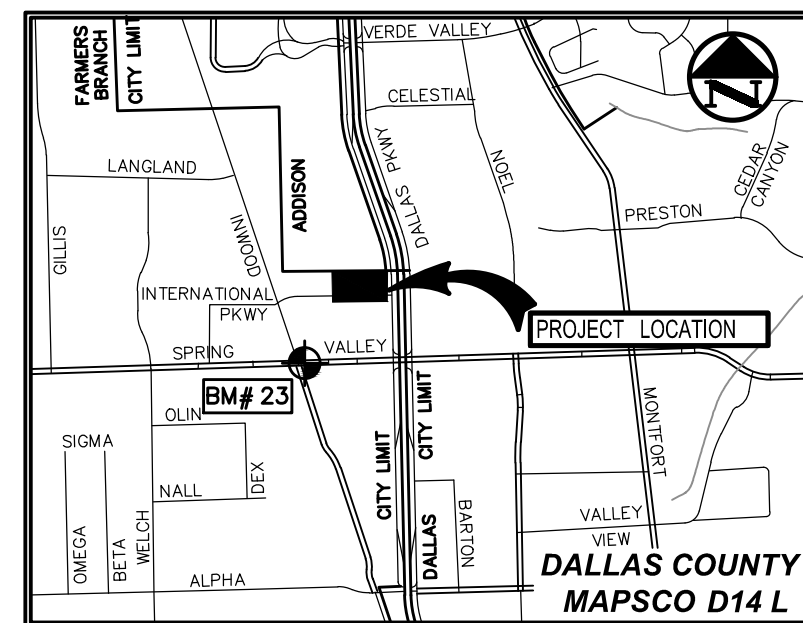


0 10 20 40 60
GRAPHIC SCALE IN FEET

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
	COORDINATE DESIGNATION
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND GAS LINE
	STORM DRAIN LINE
	WATER LINE
	SANITARY SEWER LINE
	NEW CONCRETE
	NEW CONCRETE W/ PAVERS
	NEW DECOMPOSED GRANITE
	NEW WOOD DECK

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.



VICINITY MAP
(NOT TO SCALE)

DATE:	ACTION:
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