

LBJ FREEWAY (Interstate 635)

INTERSTATE HIGHWAY 635
EASTBOUND SERVICE ROAD

!! CAUTION !!

UNDERGROUND UTILITIES ARE LOCATED ON THIS SITE.
1. FAST 48-HOURS PRIOR TO ANY EXCAVATION, CONTACT THE
TEXAS EXCAVATION SAFETY SYSTEM (TESS) TO LOCATE ALL
UNDERGROUND UTILITIES IN THE AREA.

1-800-DIG-TESS
(1-800-344-8377)
WWW.DIGTESS.ORG

NOTES

- ALL EXISTING UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL PROPOSED WALLS AND SIDEWALK ALIGNMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND MAY VARY FROM THOSE SHOWN ON THIS SITE PLAN.
- DIMENSIONS OF PAVED PARKING LOT & DRIVES ARE FROM FACE OF CURB. ALL CURB RETURN RADII ARE 3' UNLESS OTHERWISE NOTED.
- DUMPSTER ENCLOSURE SHALL BE MASONRY WITH WOOD SWING-GATE ACCESS.

SITE PLAN LEGEND

	ACCESSIBLE PARKING SPACE
	WHEEL STOP
	SIGN
	EXISTG. TRAFFIC FLOW DIRECTION
	PROP. TRAFFIC FLOW DIRECTION
	OPEN AREA

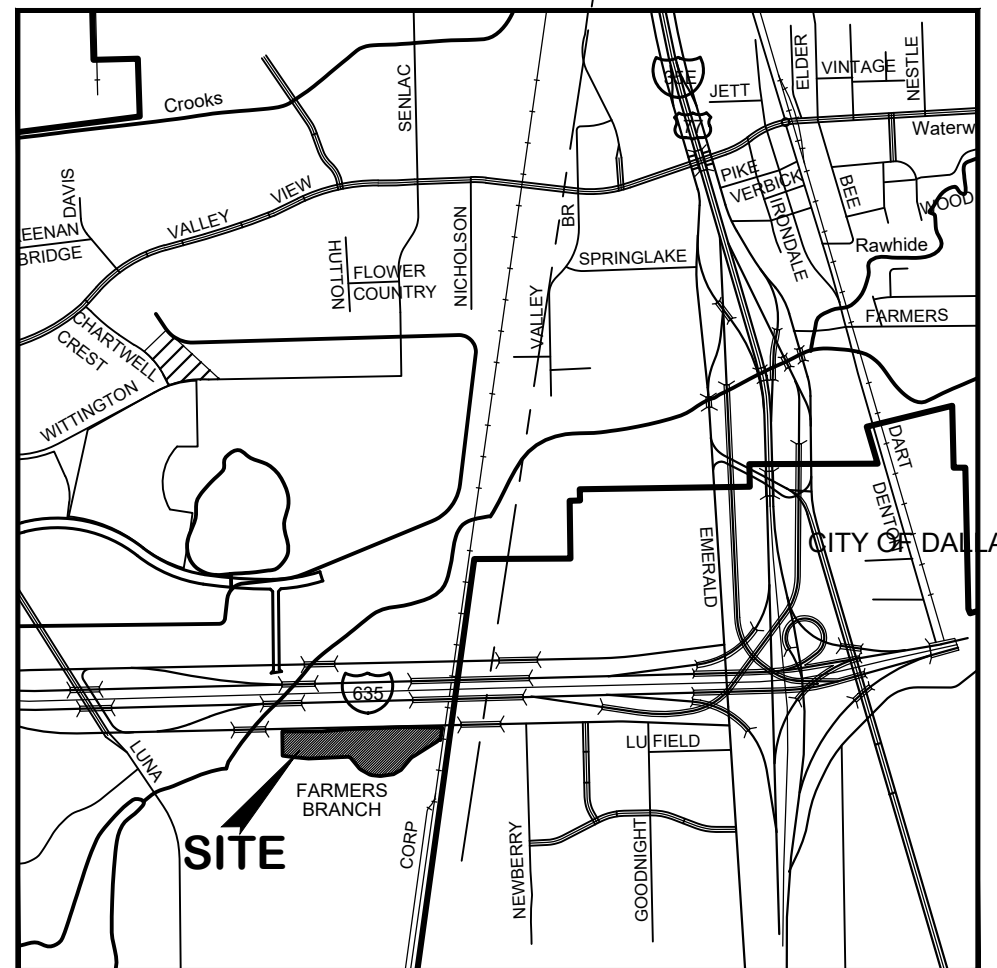
LEGEND CONT'D

	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	LOT SETBACK
	WATER MAIN
	SANITARY SEWER MAIN
	STORM SEWER LINE
	MASONRY WALL
	TRAIL
	BARRIER FREE RAMP
	DUMPSTER LOCATION

BENCHMARKS

BM #1
Cross cut on the southwest corner of an inlet on the
southerly right-of-way line of Wittington Place, 460' westerly
from the center of Chartwell Drive.
N: 7019962.269 E: 2453438.916 EL: 429.42

BM #2
Cross cut on the southeast corner of an inlet on the
easterly right-of-way line of Luna Road, 510' southerly from
the center of Mercer Parkway.
N: 7018165.770 E: 2452183.369 EL: 431.31



VICINITY MAP
(SCALE 1:2,000)

NOTE:

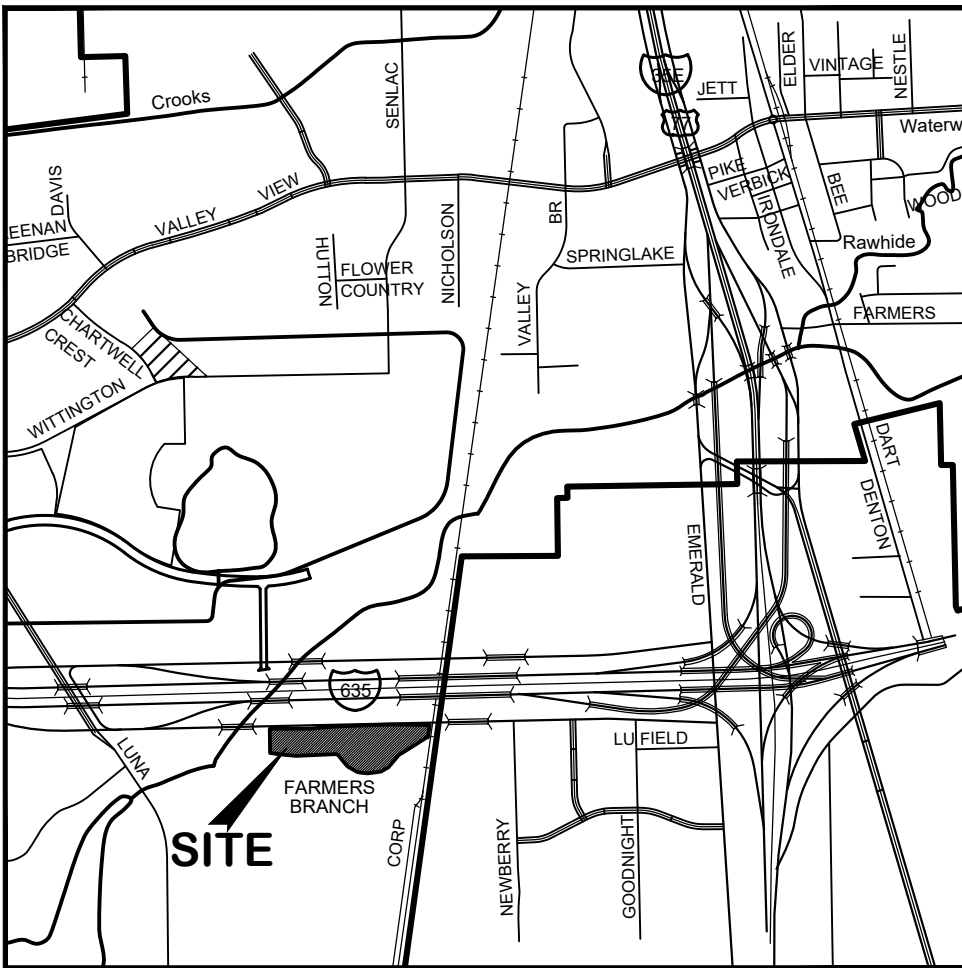
THE OWNER IS WORKING ON STORM WATER QUALITY METHODS,
BUT HAS NOT DETERMINED WHICH MEASURES WILL BE
EFFECTIVE/POSSIBLE UNTIL FURTHER INFORMATION IS
AVAILABLE ON THE SITE ELEVATION/GRADING. THIS LEVEL
OF DETAIL WILL BE DEFERRED UNTIL CIVIL PLANS ARE
PREPARED.

PROPERTY OWNER
CADG MERCER MM HOLDINGS, LLC
1800 Valley View Lane
Suite 400
Farmers Branch, TX 75234
214.287.9009
Contact: Michael Beaty

ENGINEER
ION DESIGN GROUP, LLC F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Bryan Klein

General Information	Lot 1		Lot 2		
	Building 1	Building 2	Building 3	Building 4	Building 5
Parcel Area (acres, SF)	4.665 Acres, 203,221 SF		4.93 Ac, 214,817 SF		
Existing Land Use	Vacant	Vacant	Vacant	Vacant	Vacant
Proposed Land Use	Restaurant	Restaurant	Restaurant	Restaurant	Restaurant
Building Size (SF)	13,929	11,272	10,001	9,368	6,805
Building Height (Stories/Ft)	2 Story/33 ft	1 Story/22 ft	1 Story/ 22 ft	1 Story/ 22 ft	2 Story/ 33 ft
Parking Required	93 Required	75 Required	67 Required	62 Required	46 Required
Parking Provided (Surface)	NA		NA		
Parking Provided (Deck)	12%		12%		
Lot Coverage Proposed (% of site)	0.12		0.12		
Floor Area Ratio	x.x%		X.X%		
Landscape Area Ratio (% of site)	75,076 SF/37%		151,761 SF/64%		
Impervious Cover (SF/ % of site)	75,076 SF/37%		151,761 SF/64%		
Development Standards	PD-99 Urban Commerce		PD-99 Urban Commerce		
Zoning	PD-99 Urban Commerce		PD-99 Urban Commerce		
Lot Width Min.	N/A	N/A	N/A	N/A	N/A
Lot Depth Min.	N/A	N/A	N/A	N/A	N/A
Front Yard Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Side Yard Setback	5 ft	5 ft	5 ft	5 ft	5 ft
Rear Yard Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Height Min./Max. (Stories)	1/12	1/12	1/12	1/12	1/12
Parking Standard	1 space/150 sf	1 space/150 sf	1 space/150 sf	1 space/150 sf	1 space/150 sf
Lot Coverage Max.	90%	90%	90%	90%	90%

LAYOUT: C1.02 SITE PLAN PLOTTED: Monday, February 11, 2019 4:36:28 PM BY: FRANCISCO PUTI SCALE: 1:1 SAVED: 2/11/2019 4:08PM BY: FRANCISCO
Z:\PROJECTS\6000.00 CENURON, MERCER BOARDWALK\DRAWINGS\PC\1.01 SITE PLAN.DWG



VICINITY MAP
(SCALE 1:2,000)

	Lot 1		Lot 2		
General Information	Building 1	Building 2	Building 3	Building 4	Building 5
Parcel Area (acres, SF)	4.665 Acres, 203,221 SF		4.93 Ac, 214,817 SF		
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Parking Required	93 Required	75 Required	67 Required	62 Required	46 Required
Parking Provided (Surface)			408 Spaces		
Parking Provided (Deck)	NA		NA		
Lot Coverage Proposed (% of site)	12%		12%		
Floor Area Ratio	0.12		0.12		
Landscape Area Ratio (% of site)	x.x%		X.X %		
Impervious Cover (SF/ % of site)	75,076 SF/37%		151,761 SF/64%		
Development Standards					
Zoning	PD-99 Urban Commerce	PD-99 Urban Commerce	PD-99 Urban Commerce	PD-99 Urban Commerce	PD-99 Urban Commerce
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ION DESIGN GROUP, LLC F-6701
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Contact: Bryan Klein

Date	Action
Planning and Zoning Commission Date	
City Council Date	
Ordinance No.	
Resolution No.	
Administrative Approval Date	

INTERSTATE HIGHWAY 635 EASTBOUND SERVICE ROAD

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- NOTES**
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 - DIMENSIONS OF PAVED PARKING LOT & DRIVES ARE FROM FACE OF CURB. ALL CURB RETURN RADI ARE 3' UNLESS OTHERWISE NOTED.
 - DUMPSTER ENCLOSURE SHALL BE MASONRY WITH METAL SWING-GATE ACCESS. THE EXTERIOR WALL FINISH SHALL BE THE SAME COLOR, THE MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, AND SHALL BE INSTALLED WITH METAL GATES.

SITE PLAN LEGEND	
	ACCESSIBLE PARKING SPACE
	WHEEL STOP
	SIGN
	EXISTG. TRAFFIC FLOW DIRECTION
	PROP. TRAFFIC FLOW DIRECTION
	OPEN AREA

LEGEND CONT'D	
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N: 7018165.770 E: 2452163.369 EL: 431.31

NO.	REVISIONS / SUBMISSIONS	DATE
		NA
0 50 100 Scale: 1" = 50'		
7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph		
JOB NAME MERCER CROSSING BOARDWALK DEVELOPMENT CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS		
DRAWING TITLE DETAILED SITE PLAN		
SEAL	DRAWN FM FILENAME JT C1.02 SITE PLAN	SCALE H: 1" = 50'
	REVIEWED BK DRAWING NO. C1.02	
	DATE 02.11.2019	
	PROJECT NO. 6009.00	
		of