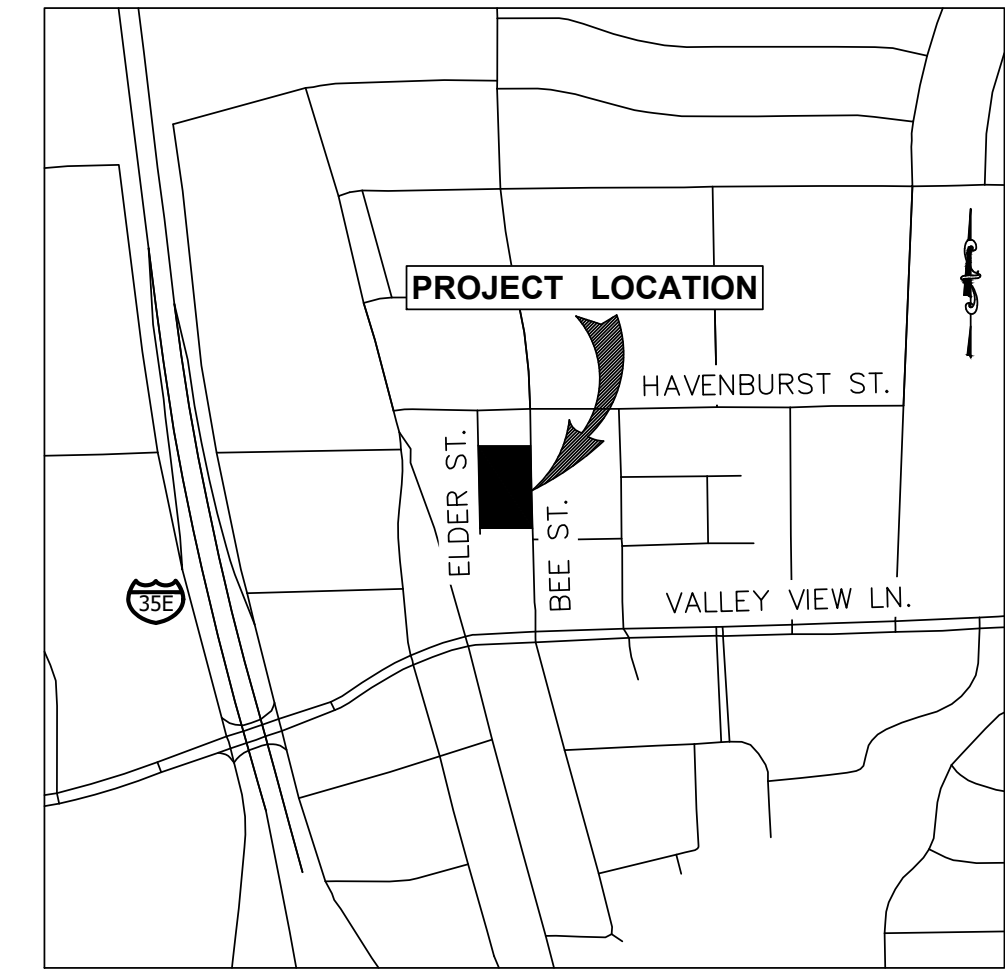
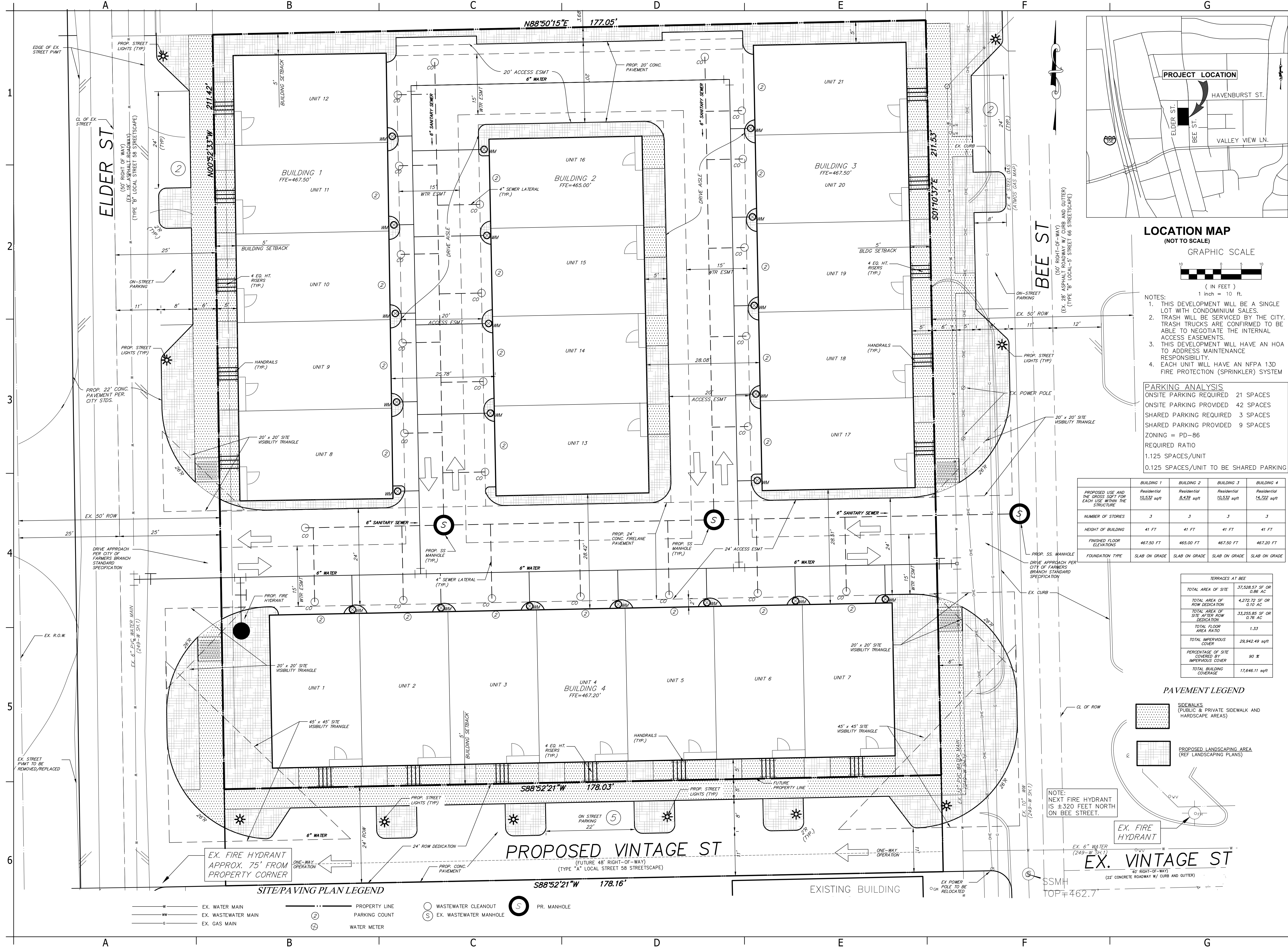
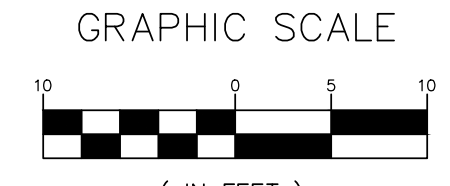


LAST MODIFIED: Aug. 28, 19 - 09:16
Drawing: M:\CMAA\Projects\2018\18078 Terraces at Bee\103 SITE PLAN.dwg
C3 SITE PLAN 8/30/2019 9:17 AM



LOCATION MAP
(NOT TO SCALE)



- NOTES:
1. THIS DEVELOPMENT WILL BE A SINGLE LOT WITH CONDOMINIUM SALES.
 2. TRASH WILL BE SERVICED BY THE CITY. TRASH TRUCKS ARE CONFIRMED TO BE ABLE TO NEGOTIATE THE INTERNAL ACCESS EASEMENTS.
 3. THIS DEVELOPMENT WILL HAVE AN HOA TO ADDRESS MAINTENANCE RESPONSIBILITY.
 4. EACH UNIT WILL HAVE AN NFPA 13D FIRE PROTECTION (SPRINKLER) SYSTEM

PARKING ANALYSIS

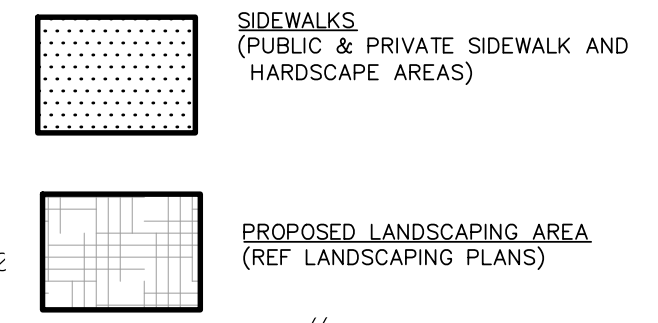
ONSITE PARKING REQUIRED	21 SPACES
ONSITE PARKING PROVIDED	42 SPACES
SHARED PARKING REQUIRED	3 SPACES
SHARED PARKING PROVIDED	9 SPACES
ZONING	= PD-86
REQUIRED RATIO	1.125 SPACES/UNIT
0.125 SPACES/UNIT TO BE SHARED PARKING	

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
PROPOSED USE AND THE GROSS SQFT FOR EACH USE WITHIN THE STRUCTURE	Residential 19,532 sqft	Residential 8,439 sqft	Residential 19,532 sqft	Residential 15,722 sqft
NUMBER OF STORIES	3	3	3	3
HEIGHT OF BUILDING	41 FT	41 FT	41 FT	41 FT
FINISHED FLOOR ELEVATIONS	487.50 FT	465.00 FT	487.50 FT	467.20 FT
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE

TERRACES AT BEE

TOTAL AREA OF SITE	37,528.57 SF OR 0.86 AC
TOTAL AREA OF ROW DEDICATION	4,272.72 SF OR 0.10 AC
TOTAL AREA OF SITE AFTER ROW DEDICATION	33,255.85 SF OR 0.76 AC
TOTAL FLOOR AREA RATIO	1.33
TOTAL IMPERVIOUS COVER	29,942.49 sqft
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	90 %
TOTAL BUILDING COVERAGE	17,646.11 sqft

PAVEMENT LEGEND



NOTE: NEXT FIRE HYDRANT IS ±320 FEET NORTH ON BEE STREET.

EX. FIRE HYDRANT

EX. VINTAGE ST
(22' CONCRETE ROADWAY W/ CURB AND GUTTER)

SITE/PAVING PLAN LEGEND

W	EX. WATER MAIN	②	PROPERTY LINE	○	WASTEWATER CLEANOUT
WW	EX. WASTEWATER MAIN	③	PARKING COUNT	○	EX. WASTEWATER MANHOLE
G	EX. GAS MAIN	④	WATER METER	○	PR. MANHOLE

TEL: 214-295-5775

URBAN STRUCTURE
8440 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #F-33455

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
DOUGLAS E. BARRILLEAUX
P.E. # 97518
ON 08/30/2019

TERRACES AT BEE
13325 BEE STREET
LOT 1, BLOCK A
FARMERS BRANCH, DALLAS COUNTY, TEXAS

SITE PLAN

PROJECT:

CLIENT:

DRAWN BY: DTE

DESIGNER: BTD

REVIEWER: DEB

U.S. PROJECT: XXX-XXX

SHEET TITLE:

SHEET
C1

NO.

DATE

REVISION

BY