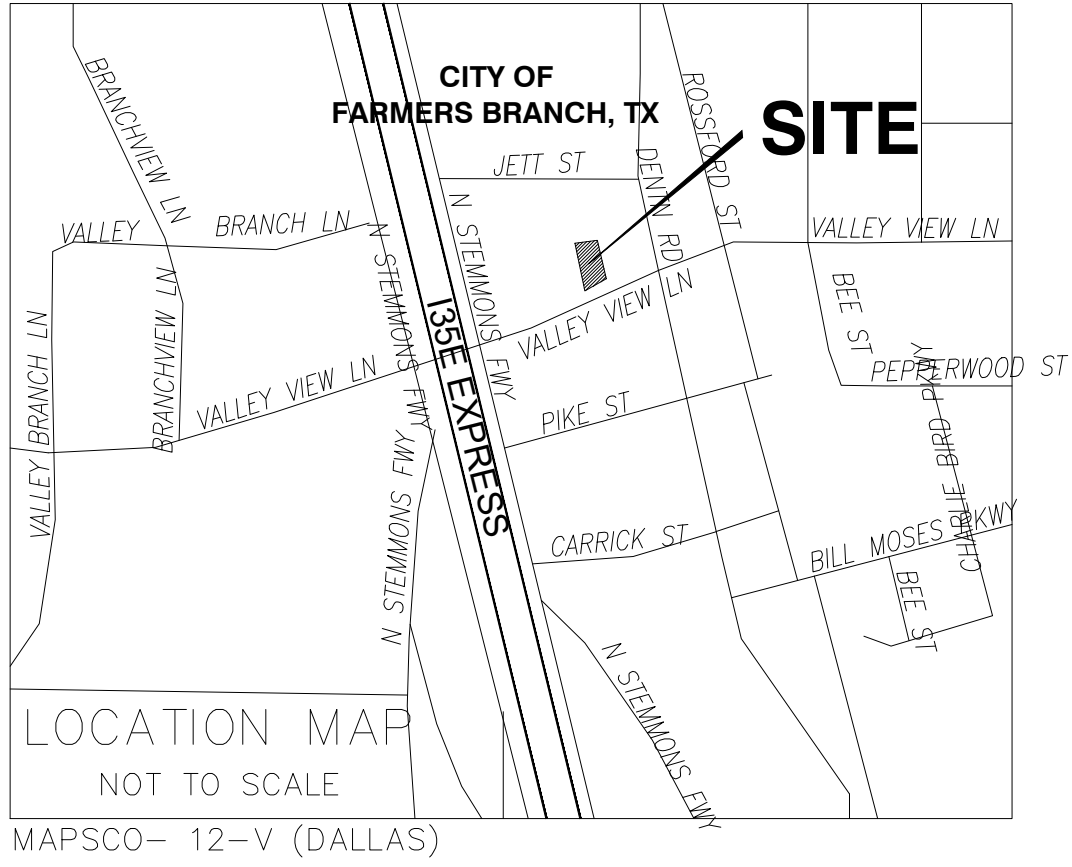
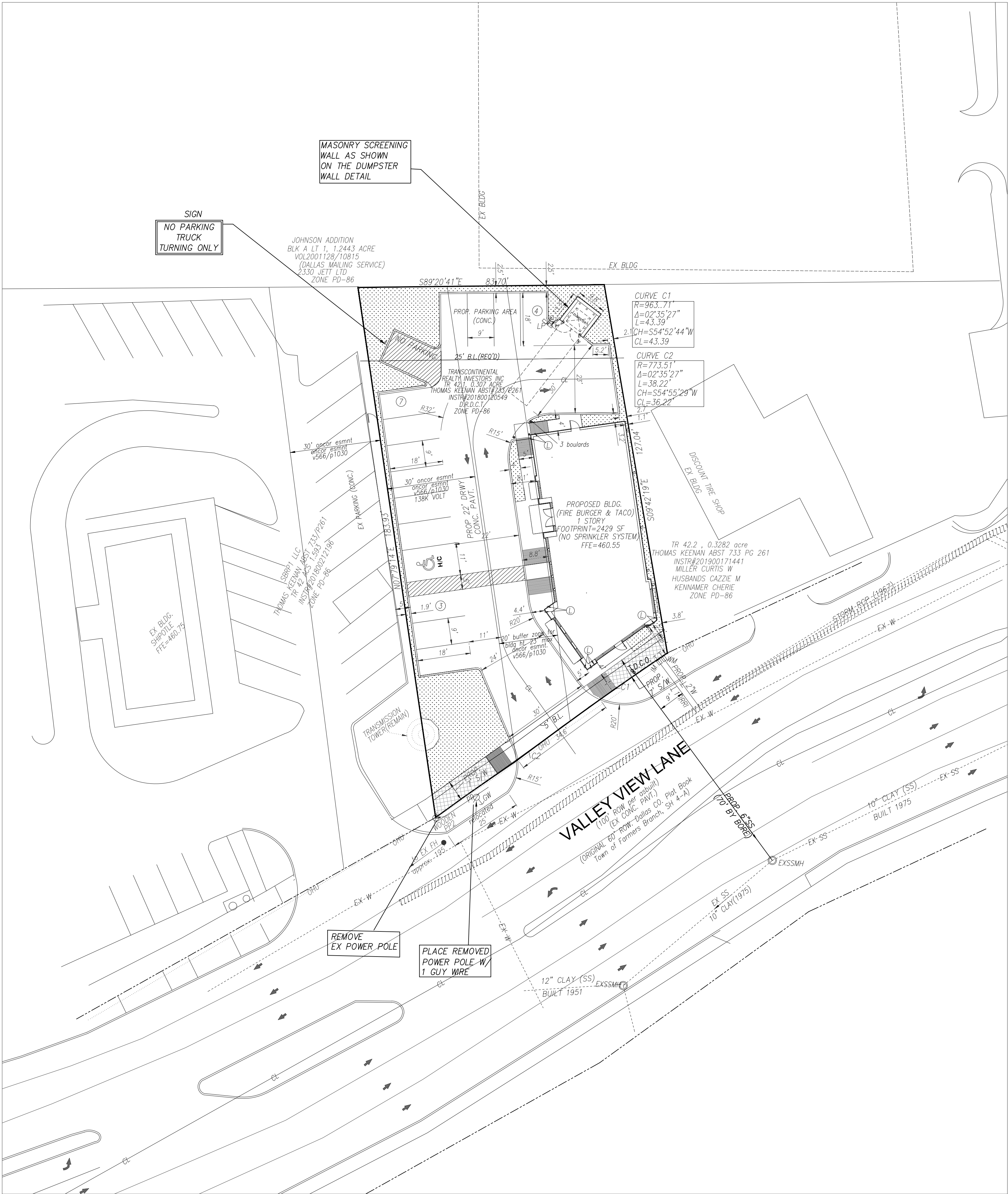




BUILDING AREA & PARKING SPACE		LOT SIZE (SQ. FT.)	BUILDING			PARKING SPACE PROVIDED
			FOOTPRINT (SQ. FT.)	GROSS AREA (SQ. FT.)	FLOOR AREA RATIO	
LOT 1	BUILDING (1 STORY) (PROP RESTAURANT)	13,373	2429	2429	2470/13373 1:0.182	REGULAR 13 HANDICAP 1

IMPERVIOUS AREA CALCULATION
IMPERVIOUS AREA = 2429 SF (BLDG)
BLDG COVERAGE = 2429/13373*100=18.20%
OTHER IMPERVIOUS AREA =8,790 SF
TOTAL IMPERVIOUS AREA =11,219 SF (83.9%)
OPEN/LANDSCAPE AREA = 2154 SF (16.1%)

BLDG DATA
NO. OF STORY =1
HEIGHT MAIN BLDG ROOF= 22'
HEIGHT =25' MAX
FINISH FLOOR ELEV=460.75
FOUNDATION TYPE=PEIR AND BEAM
BLDG GROSS AREA=2429 SF

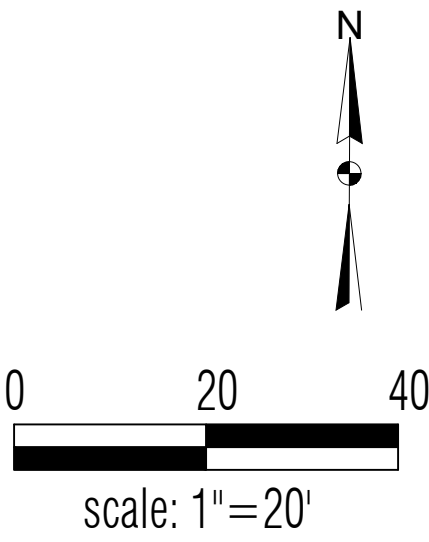
- SITE NOTES:**
- ALL DIMENSIONS ARE MEASURED FROM THE FACE OF CURB UNLESS OTHERWISE SHOWN.
 - REFER ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS & LAYOUT.
 - ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS, EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFICATION SIGNAGE.
 - CONNECT BUILDING UTILITY PIPES TO THE CITY WATER AND WASTEWATER FOR SERVICES.
 - GENERAL CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGIN ANY CONSTRUCTION.
 - ALL PARKING LAYOUT LINES BE 4" PAINTED YELLOW STRIPES.
 - ALL CONCRETE SHALL BE CLASS "C" STRUCTURAL CONCRETE (3,600 PSI IN 28 DAYS) AND ALL REINFORCING SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY ORDINANCES & CODES, LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
 - CONTRACTOR MUST BE RESPONSIBLE TO CONSTRUCT THE PROPOSED IMPROVEMENTS AT PROPER LOCATIONS AS SHOWN IN THIS PLAN SET. IN CASE OF ANY CONFLICT ARISES THE CONTRACTOR MUST NOTIFY ENGINEER IMMEDIATELY.
 - SEE ARCHITECTURAL PLAN FOR MONUMENT DETAILS.

- LEGENDS:**
- PROPOSED SIDEWALK AROUND BLDG
 - PROP. SIDEWALK (PUBLIC)
 - LANDSCAPE AREA
 - WALL MOUNT LIGHT FIXTURES (WALL PACK) (TOTAL=8)
 - PARKING LOT LIGHT POLE (TOTAL=1)

- FARMERS BRANCH BENCHMARKS:**
- CITY MONUMENT NO. #9 OLD #339:
CITY MONUMENT LOCATED IN THE MEDIAN ON VALLEY VIEW LANE WEST OF THE INTERSECTION OF VALLEY VIEW LANE AND TOM FIELD RD.
N=7022935.168; E=2463112.749
ELV=483.900
 - CITY MONUMENT NO. #4 OLD #310:
CITY MONUMENT LOCATED IN THE EAST MEDIAN OF THE INTERSECTION OF VALLEY VIEW LANE.
N=7022196.938; E=2455741.371
ELEV=440.072

Oncor note:
No bldg or other structures more than 23' in height shall be erected by grantor outside of 60' strip of oncor easement (30' on each side of property line). Out side of said 60 feet strip and within 50' of center line of said transmission line, no trees, other than fruit trees or shrubs exceeding 15' in height, be permitted to grow according to ONCOR EASEMENT and RIGHT-OF-WAY DEED, VOLUME 566, PAGE 1030; D.R.D.C.T. (Deed Records of Dallas County, Texas).

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



CONSULTANT:
Civil Urban Associates, Inc.
CUA
Civil Engineering
Structural Engineering
Planning
Construction Management
Land Development
Surveying
Firm Reg. No. 13785
9401 LBJ Fwy #305, Dallas, TX 75243
Phone: 469-228-5965
E-mail: mmi.engineers@cuainc.com

DEVELOPER:
TRANSCONTINENTAL REALTY INVESTORS INC
CONTACT: S. KIM
619-865-2357
FISCHER@TMAIL.COM
1603 LBJ FWY #800
DALLAS, TX 75254
1603 LBJ FWY #800
DALLAS, TX 75254

PROPOSED
FIRE BURGER AND TACO
TRACT 42.1, 0.307 ACRE
THOMAS KEENAN ABST #733/P261
INST #201800120549
INST #201800120549
2429 VALLEY VIEW LANE
CITY OF FARMERS BRANCH
DALLAS CO., TEXAS

REVISIONS: DATE:
REVISED 5/16/14

SEAL:
MOHAMMAD MOZHARUL ISLAM
90182
9-3-20

SITE PLAN
TITLE:
DATE: 5-11-20
DRAWN: SCALE:
CHECKED:
PROJECT # C1503
SHEET NO: **C4**