

PHASE ONE PARKING CALCULATIONS	
BUILDING (RETAIL)	19,725 SF
REQUIRED (1:250 SF)	79
PROVIDED	89
STANDARD SPACES	85
HANDICAP SPACES	4

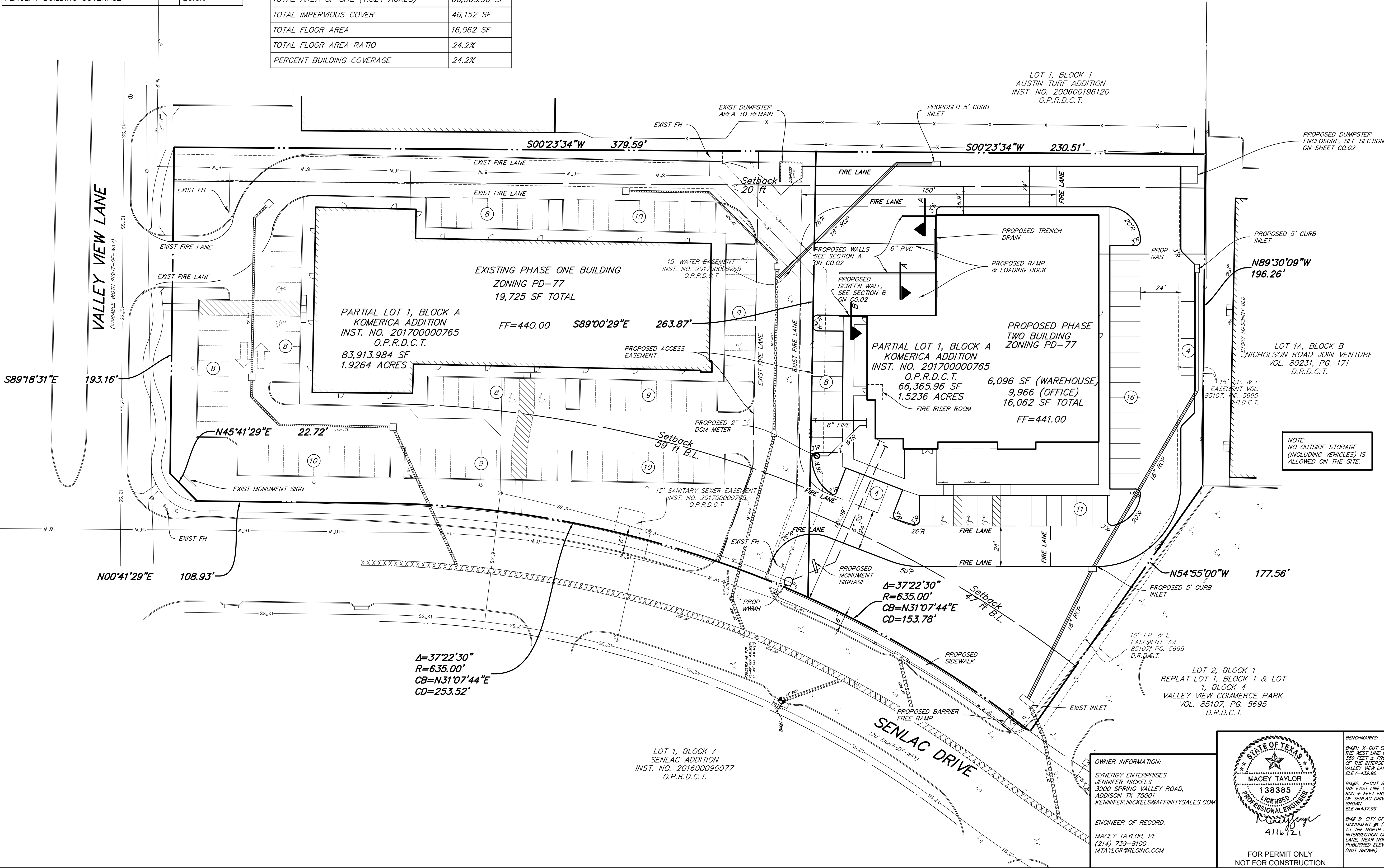
PHASE ONE BUILDING CALCULATIONS	
PROPOSED USE--RETAIL and as Permitted by PD-77	19,725 SF
NUMBER OF STORIES	1
HEIGHT OF BUILDING	29'-6"
FINISH FLOOR ELEVATIONS	441.00'
FOUNDATION TYPE	PIER & BEAM

PHASE ONE SITE COVERAGE CALCULATIONS	
TOTAL AREA OF SITE (1.926 ACRES)	83,913.98 SF
TOTAL IMPERVIOUS COVER	68,071 SF
TOTAL FLOOR AREA	19,725 SF
TOTAL FLOOR AREA RATIO	23.5%
PERCENT BUILDING COVERAGE	23.5%

PHASE TWO PARKING CALCULATIONS	
BUILDING SQUARE FOOTAGE (WAREHOUSE)	6,096 SF
BUILDING SQUARE FOOTAGE (OFFICE)	9,966 SF
BUILDING SQUARE FOOTAGE TOTAL	16,062 SF
WAREHOUSE REQUIRED (1:1000 SF)	7
OFFICE REQUIRED (1:300 SF)	34
REQUIRED TOTAL	41
PROVIDED	43
STANDARD SPACES	40
HANDICAP SPACES	3

PHASE TWO BUILDING CALCULATIONS	
PROPOSED USE--OFFICE AND WAREHOUSE and as Permitted by PD-77	16,062 SF
NUMBER OF STORIES	1
HEIGHT OF BUILDING	23'-6"
FINISH FLOOR ELEVATIONS	441.00'
FOUNDATION TYPE	PIER & BEAM

PHASE TWO SITE COVERAGE CALCULATIONS	
TOTAL AREA OF SITE (1.524 ACRES)	66,365.96 SF
TOTAL IMPERVIOUS COVER	46,152 SF
TOTAL FLOOR AREA	16,062 SF
TOTAL FLOOR AREA RATIO	24.2%
PERCENT BUILDING COVERAGE	24.2%

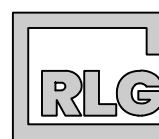


LEGEND

- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- PROPOSED FIRE LANE

GENERAL NOTES

- All materials and construction shall conform to the City of Farmers Branch Plans and Specifications, except as noted herein and approved by the City.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
- Drainage should be maintained away from the foundations, both during and after construction.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
- Concrete for inlets and drainage structures shall be 3,500 psi at 28 days.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
- All earthwork operations shall conform to the recommendations per the Geotechnical Report.
- Proposed spot elevations located at the curb are finished gutter elevations. Add 0.50 feet to elevation for proposed top of curb.



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OVERALL SITE PLAN

SYNERGY DALLAS

LOT 1, BLOCK A

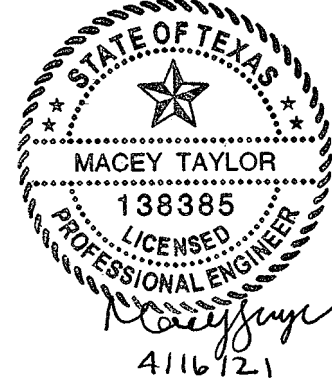
KOMERICA ADDITION

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

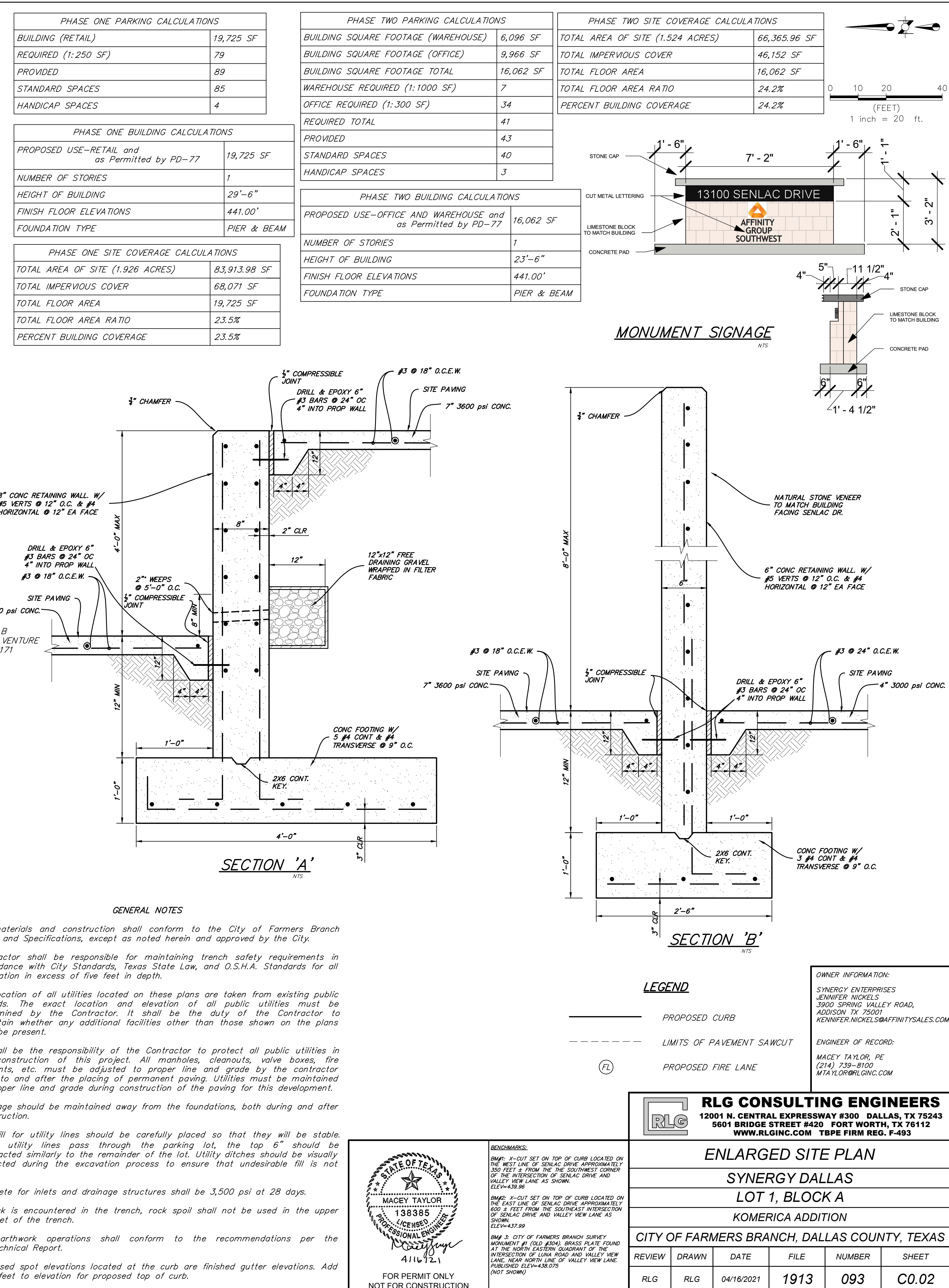
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	04/16/2021	1913	093	C0.01

OWNER INFORMATION:
SYNERGY ENTERPRISES
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ADDISON TX 75001
KENNIFER.NICKELS@AFFINITYSALES.COM

ENGINEER OF RECORD:
MACEY TAYLOR, PE
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BENCHMARKS:
BM#1: X-CUT SET ON TOP OF CURB LOCATED ON THE WEST LINE OF SENLAC DRIVE APPROXIMATELY 350 FEET S FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF SENLAC DRIVE AND VALLEY VIEW LANE AS SHOWN. ELEV=439.96
BM#2: X-CUT SET ON TOP OF CURB LOCATED ON THE EAST LINE OF SENLAC DRIVE APPROXIMATELY 800 S FEET FROM THE SOUTHEAST INTERSECTION OF SENLAC DRIVE AND VALLEY VIEW LANE AS SHOWN. ELEV=437.99
BM#3: CITY OF FARMERS BRANCH SURVEY MONUMENT #1 (OLD #304), BRASS PLATE FOUND AT THE NORTH EASTERN QUADRANT OF THE INTERSECTION OF DE LUCA ROAD AND VALLEY VIEW LANE, NEAR NORTH LINE OF VALLEY VIEW LANE. PUBLISHED ELEV=438.075 (NOT SHOWN)



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