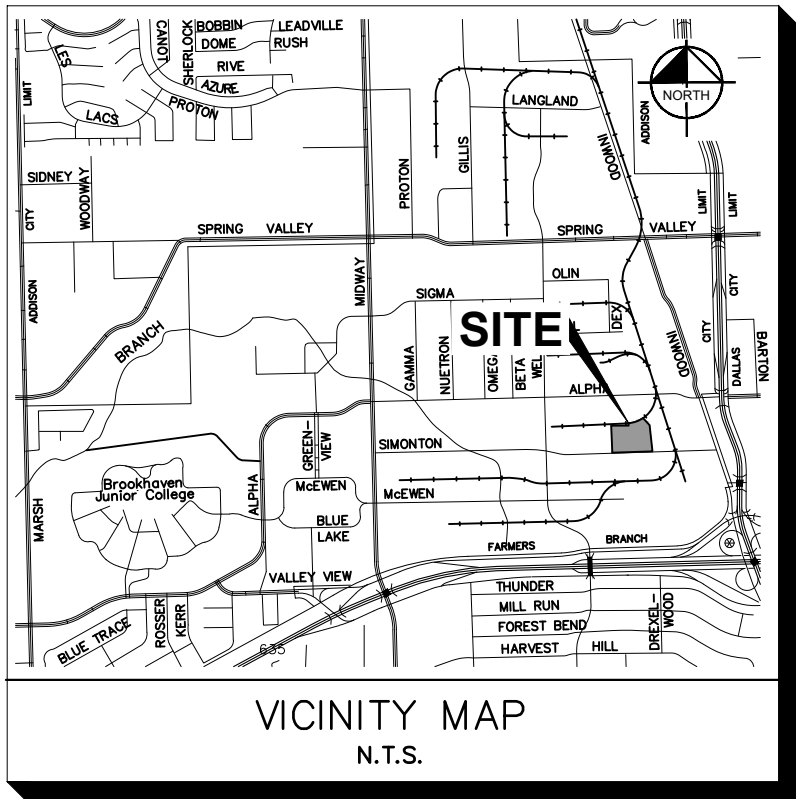


SITE DATA SUMMARY	
PROPOSED USE	MANUFACTURING/PROCESSING
ZONING	LI
PHYSICAL ADDRESS	4721 SIMONTON ROAD
LOT AREA	443,577 SF/ 10.183 AC
BUILDING COVERAGE	184,219 SF
FLOOR AREA RATIO	0.4245
UNDER CONSTR. / TO BE DEMOED	21,925 / 26,000 SF
NUMBER OF STORIES	1
HEIGHT OF BUILDING	BUILDING: 42'-0" GAS CANOPY: 18'-0" CART CANOPY: 12'-0"
FINISHED FLOOR ELEVATION	626.94, 625.00, 621.73
FOUNDATION TYPE	PIER AND BEAM
TOTAL OPEN STORAGE REQUESTED	82,000 SF
IMPERVIOUS AREA / %	380,177 SF / 85.7%
BUILDING F.A.R. / PARCEL	0.4245
OPEN STORAGE / BUILDING SF	0.4520



— FL — FL —	PROPOSED FIRE LANE
— — — — —	PROPERTY LINE
— — — — —	EASEMENT
— — — — —	CITY SETBACK LINE
• • • • •	SITE ACCESSIBLE ROUTE
— OHE —	EXISTING OVERHEAD ELECTRIC LINE
(6)	PARKING STALL COUNT
LS	LANDSCAPE AREA
BFR	BARRIER FREE RAMP
SW	SIDEWALK
→	DIRECTION OF TRAVEL

1. ALL FIRE LANES SHALL HAVE A MINIMUM OF 14-FEET HEIGHT CLEARANCE FROM ALL LANDSCAPING.
2. MINIMUM TURNING RADIUS FOR FIRE LANES ARE 26-FEET INTERIOR AND 50-FEET EXTERIOR.
3. ALL DISTANCES SHOWN ARE FROM FACE OF CURB.

CITY OF FARMERS BRANCH MONUMENT #22

ELEV= 628.00

BM #1 SQUARE CUT WITH "X" ON TOP OF CURB IN CENTER OF RADIUS AT THE NORTHWEST CURB LINE AT THE INTERSECTION OF INWOOD ROAD AND SIMONTON ROAD.

ELEV= 628.38

BM #2 SQUARE CUT WITH "X" ON TOP OF CURB IN CENTER OF RADIUS AT THE NORTHEAST CURB LINE AT THE INTERSECTION OF SIMONTON ROAD AND CAMBRIDGE CONCOURSE.

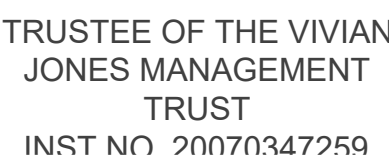
ELEV= 623.43

BM #3 SQUARE CUT WITH "X" ON TOP OF CURB IN CENTER OF RADIUS AT THE SOUTHEAST CURB LINE AT THE INTERSECTION OF CAMBRIDGE CONCOURSE, AND ALPHA ROAD.

ELEV= 624.33

BM #4 SQUARE CUT WITH "X" ON TOP OF CURB INLET NORTH LINE OF SIMONTON ROAD, 4675' WEST OF THE INTERSECTION OF CAMBRIDGE CONCOURSE AND SIMONTON ROAD.

FI EV= 618.69



REEP-IND VALWOOD TX
LLC
INST NO. 201300385599
O.P.R.D.C.T.

LOT C, BLOCK 1
METROPOLITAN BUSINESS PARK
VOL. 363, PG. 1216
M.R.D.C.T.

BEING 10.183 ACRES
SITUATED IN THE
WAKE SURVEY, ABSTRACT NO. 478
BROWN SURVEY, ABSTRACT NO. 159
EAST BRANCH, DALLAS COUNTY, TEXAS

OWNER: AMERICAN PRODUCE AND VEGETABLE COMPANY 8390 LB FREEWAY, SUITE 565 DALLAS, TEXAS 75243 CONTACT: DAVID HARTMAN TEL. NO. 972-385-5800	OWNER: FRESHPOINT DALLAS, INC. 8390 LB FREEWAY, SUITE 565 DALLAS, TEXAS 75243 CONTACT: DAVID HARTMAN TEL. NO. 972-385-5800	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD THE WOODBRIDGE OFFICE TOWER SUITE 700 DALLAS, TEXAS 75240 TEL. NO. 972-770-1300 CONTACT: KEVIN GRAHAM, P.E.
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DATE	ACTION
Planning & Zoning Commission Date:	
City Council Date:	
Ordinance No:	
Resolution No:	
Administrative Approval Date:	

SITE PLAN

SYSO FRESHPOINT FOOD FACILITY EXPANSION

Kimley»Horn

THE SITE PLAN IS FOR CITY
REVIEW ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING AND
DEVELOPMENT REGULATIONS.
IT IS NOT INTENDED FOR
CONSTRUCTION PURPOSES.

KHA PROJECT	DATE	SCALE	AS SHOWN
064483103	8/11/2021	DESIGNED BY	KB
		DRAWN BY	KB
		CHECKED BY	JAL

FARMERS BRANCH

WWW.KIMLEY-HORN.COM FAX 620-226-7377
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REVISIONS	DATE	BY
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NO	REVISIONS	DATE	BY
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C-100