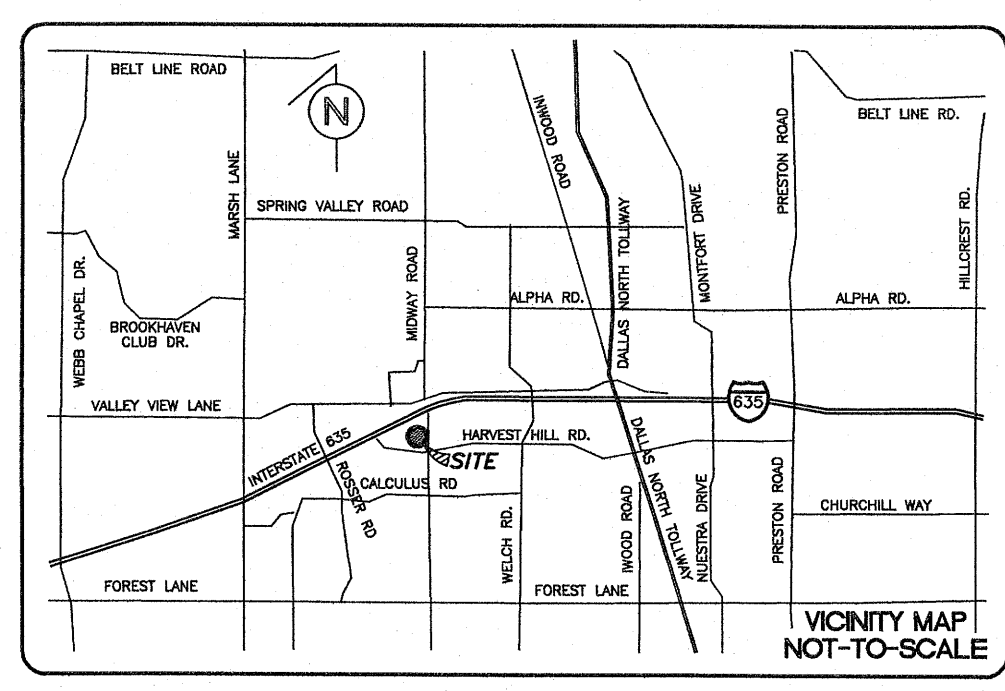


- LEGEND**
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - F.I.R. IRON ROD SET (SIZE AS NOTED)
 - O.S.L.R. OVERHEAD UTILITY POLE W/ GUY
 - U.E. UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - S.C.O. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TREE
 - M.H. MANHOLE (TYPE AS NOTED)
 - T.S.B. BOX TRAFFIC SIGNAL BOX
 - T.E.T.B. ELECTRIC TRANSFORMER BOX
 - T.E.T.S.T. TOWER ELECTRIC TRANSMISSION STEEL TOWER
 - C.M. CABLE MARKER
 - C.S. CABLE SIGN
 - FIRE LANE



APPLICANT:
CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 PHONE: (404) 765-8000
 CONTACT: GETRA THOMASON-SANDERS

ENGINEER:
BURGER ENGINEERING, LLC
 17103 PRESTON ROAD, SUITE 180N
 TEXAS REGISTERED ENGINEERING FIRM F-12997
 DALLAS, TEXAS 75248
 PHONE: (972) 630-3360
 CONTACT: BRYAN M. BURGER, P.E.

SITE DATA	
ZONING:	PD-BB5 SUBAREA B WITH CR
LOT AREA:	1.1031 ACRES (48,052 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	5,010 S.F.
F.A.R.:	0.1041
LOT COVERAGE:	10.4%
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. 5,010/100 = 51 SPACES
PARKING PROVIDED:	54 SPACES (3 H.C.)
BUILDING HEIGHT:	25' (1 STORY)
PROPOSED LANDSCAPE AREA:	10,375 S.F. (21.59%)
PROPOSED IMPERVIOUS AREA:	37,677 S.F. (78.41%)
STACKING REQUIRED:	6
STACKING PROVIDED:	24

- NOTES**
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
 - ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
 - IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
 - BUILDING IS PARALLEL & PERPENDICULAR TO NORTH & WEST PROPERTY LINES.

VERTICAL DATUM NOTE:
 REFERENCE DATUM = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE)
 REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

CITY OF DALLAS BENCHMARK:
 STANDARD WATER DEPARTMENT BENCHMARK IN CONCRETE ON THE SOUTH SIDE OF HARVEST HILL ROAD AND 75' EAST OF THE CENTERLINE OF MIDWAY ROAD.

STATE PLANE COORDINATES:
 N=7,022,258.996
 E=2,478,463.008

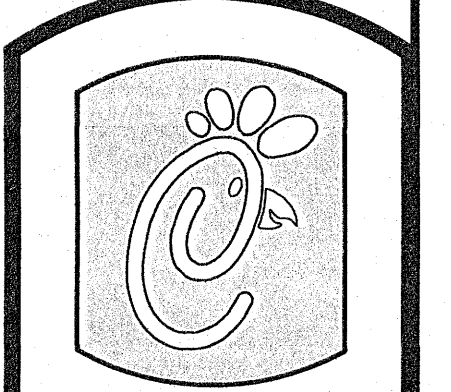
ELEVATION = 633.678'

SITE BENCHMARK:
 THE SOUTHEAST CORNER OF THE TOP OF THE STORM DRAIN INLET LOCATED ON THE WEST SIDE OF MIDWAY ROAD, AND LOCATED NORTH 4° 47' 21" EAST AND 74.9 FEET FROM THE NORTHEAST PROPERTY CORNER OF THE SUBJECT SITE.

ELEVATION = 628.78'

DEVELOPMENT PLAN
 D145-030 PD 885

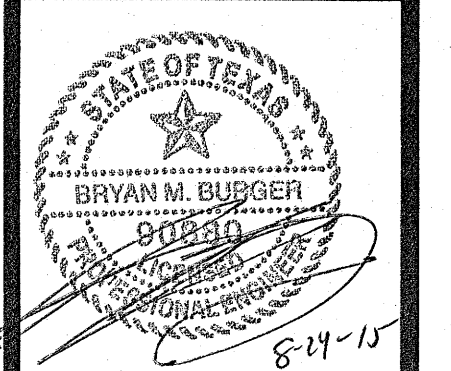
BURGER ENGINEERING
 Civil Consultants
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 Dallas, Texas 75248
 Office: 972.630.3360 Fax: 972.630.3380
 TBPE F-12997



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



LOT 6, BLOCK A/8391
 MIDWAY PARK SHOPPING CENTER
 PHASE 1
 CITY OF DALLAS, TEXAS

STORE
 SERIES
 S08H NR-LARGE

SHEET TITLE
 DEVELOPMENT PLAN

For Permit
 For Bid
 For Construction

Job No. : 013-158
 Store : 03439
 Date : 12/11/14
 Drawn By : JAC
 Checked By: BMB

Sheet

