

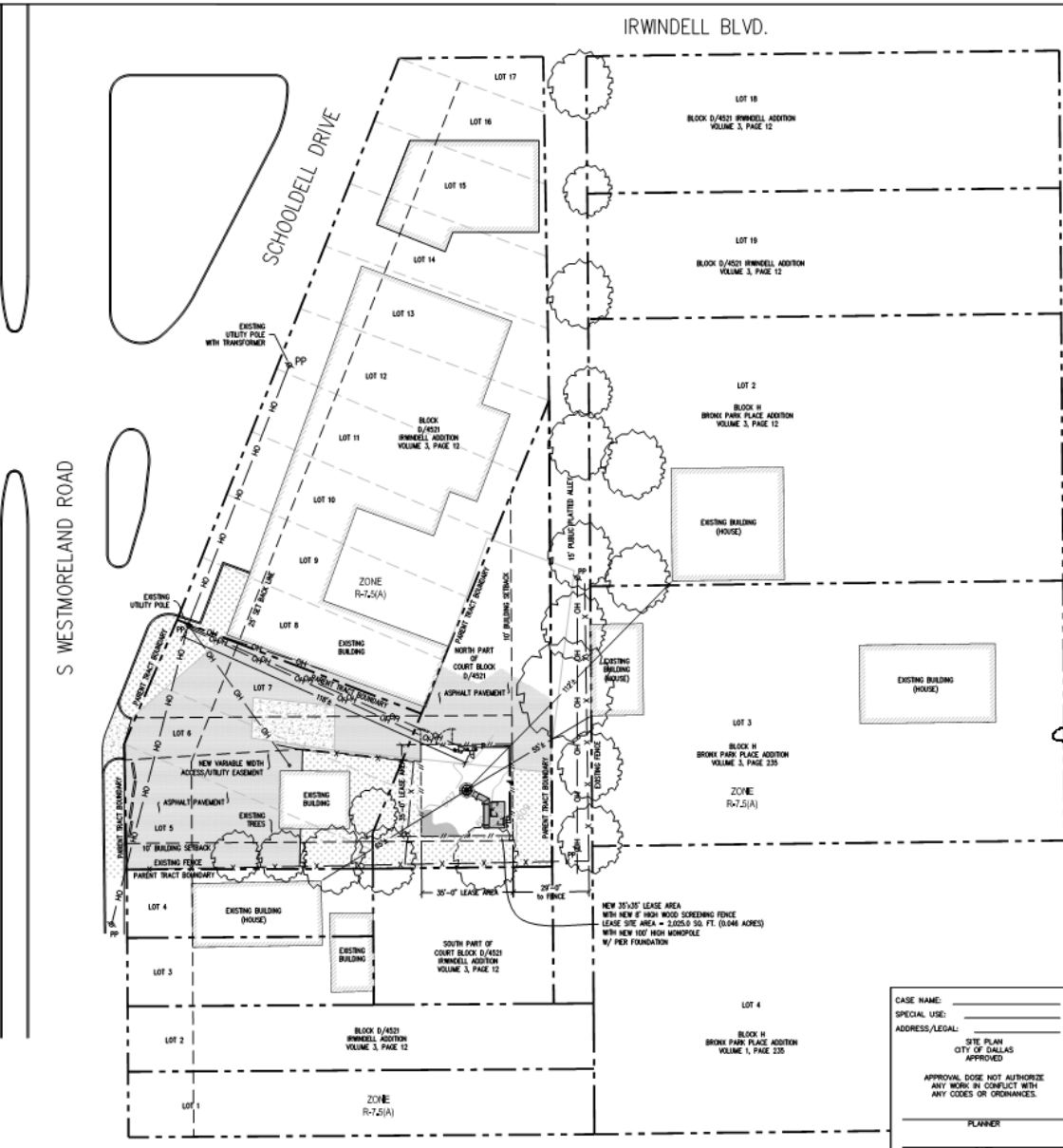
PARENT TRACT DESCRIPTION
 Being North part Court - 85.9 x 13' x 180', Block D/4321, Alley 50 feet from lot 2, according to the official map of the City of Dallas, Dallas County, Texas.
 (QUIT CLAIM DEED RECORDED IN VOLUME 92142, PAGE 0347, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS)
 and into 5, 6, and 7, Block D/4321, Irwindell, an Addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 12, Map Records, Dallas County, Texas.)

SITE PLAN DATA SUMMARY TABLE	
ITEM:	TOTAL
ZONING:	R-7.5(A)
LAND USE:	RESTAURANT FACILITY
AREAS	
PARENT TRACT TOTAL AREA	14,530.45 SQ. FT. (0.33 ACRES)
PARKING AREA	2,656.8 SQ. FT.
BUILDING AREA	508 SQ. FT.
NEW FENCED COMPOUND AREA	7,225 SQ. FT.
NEW ACCESS/UE AREA	2,011 SQ. FT.
COVERAGE	
IMPERVIOUS COVERAGE AREA	10,620.99 SQ. FT.
NEW IMPERVIOUS COVERAGE AREA	108.27 SQ. FT.
TOTAL IMPERVIOUS COVERAGE AREA	10,729.26 SQ. FT.
% CHANGE IMPERVIOUS COVERAGE	INCREASE OF 1.02%
PERMEABLE COVERAGE AREA	3,925.18 SQ. FT.
NEW PERMEABLE COVERAGE AREA	3,816.91 SQ. FT.
% CHANGE PERMEABLE COVERAGE	DECREASE OF 2.78%
PARKING	
PROVIDED PARKING (NO DEFINED PARKING SPACES)	± 7
ACCESSIBLE PARKING PROVIDED (NOT DEFINED)	N/A

LEGEND			
⊕	TP - TELEPHONE POLE	⊠	GM - GAS METER
⊖	PP - POWER POLE	⊙	IRS - IRON ROD SET
⊕	TPED - TELEPHONE RISER	⊙	IRF - IRON ROD FOUND
⊕	WV - WATER VALVE	⊙	TBM BENCH MARK
⊕	FH - FIRE HYDRANT	-----	BUILDING LINES
⊕	TOWER CENTROID	-X-	FENCE LINE
⊕	LP - LIGHT POLE	-OH-	OVERHEAD LINE
⊕	EM - ELECTRIC METER	-SS-	SANITARY SEWER LINE
⊕	SANITARY SEWER MAN HOLE	-WTR-	WATER LINE
⊕	CONTOUR LINE		
⊕	STORM LINE		

FOR 24" X 36" PLOT - 1" = 20' 0" 10' 20' 40'
 FOR 11" X 17" PLOT - 1" = 40'

OVER ALL SITE PLAN



CASE NAME: _____
 SPECIAL USE: _____
 ADDRESS/LEGAL: _____
 CITY OF DALLAS APPROVED
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 PLANNER: _____
 DATE: _____ OF _____
 DEPARTMENT OF DEVELOPMENT SERVICES

T-Mobile
 DUKE BRIDGES CAMPUS
 7089 WAREEN PARKWAY
 FORT WORTH, TX 76124
 OFFICE: (817) 464-6310

PREPARED FOR
BRANCH
 ACCI NO: 16-4340
 DRAWN BY: CG/RK
 CHECKED BY: JC
 ALL/18/17PRELIM ZD FOR REVIEW
 02/06/17FINAL ZD
 12/28/17FINAL ZD

ALPRO
 CONSULTING GROUP INC.
 10000 W. LAKOTA AVE. SUITE 300
 FORT WORTH, TX 76133
 TEL: 817-334-8875
 WWW.ALPROCONSULTING.COM

2/28/17
 STATE OF TEXAS
 BOUL NOTTACHAL GEORGE
 91783
 LICENSED PROFESSIONAL ENGINEER

DA03526A
 BRANCH# TX-0073
 HARDEMAN'S BBQ
 620 S. WESTMORELAND RD.,
 DALLAS, TX 75211

SHEET TITLE
 OVERALL SITE PLAN
 SHEET NUMBER
Z-1