

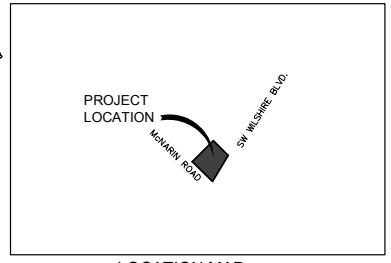
LOT 4, BLOCK 1
SOUTHWEST VILLAGE
VOL. 435, PG. 641
P.R.J.C.T.

LOT 3, BLOCK 1
SOUTHWEST VILLAGE
VOL. 435,
PG. 641
P.R.J.C.T.

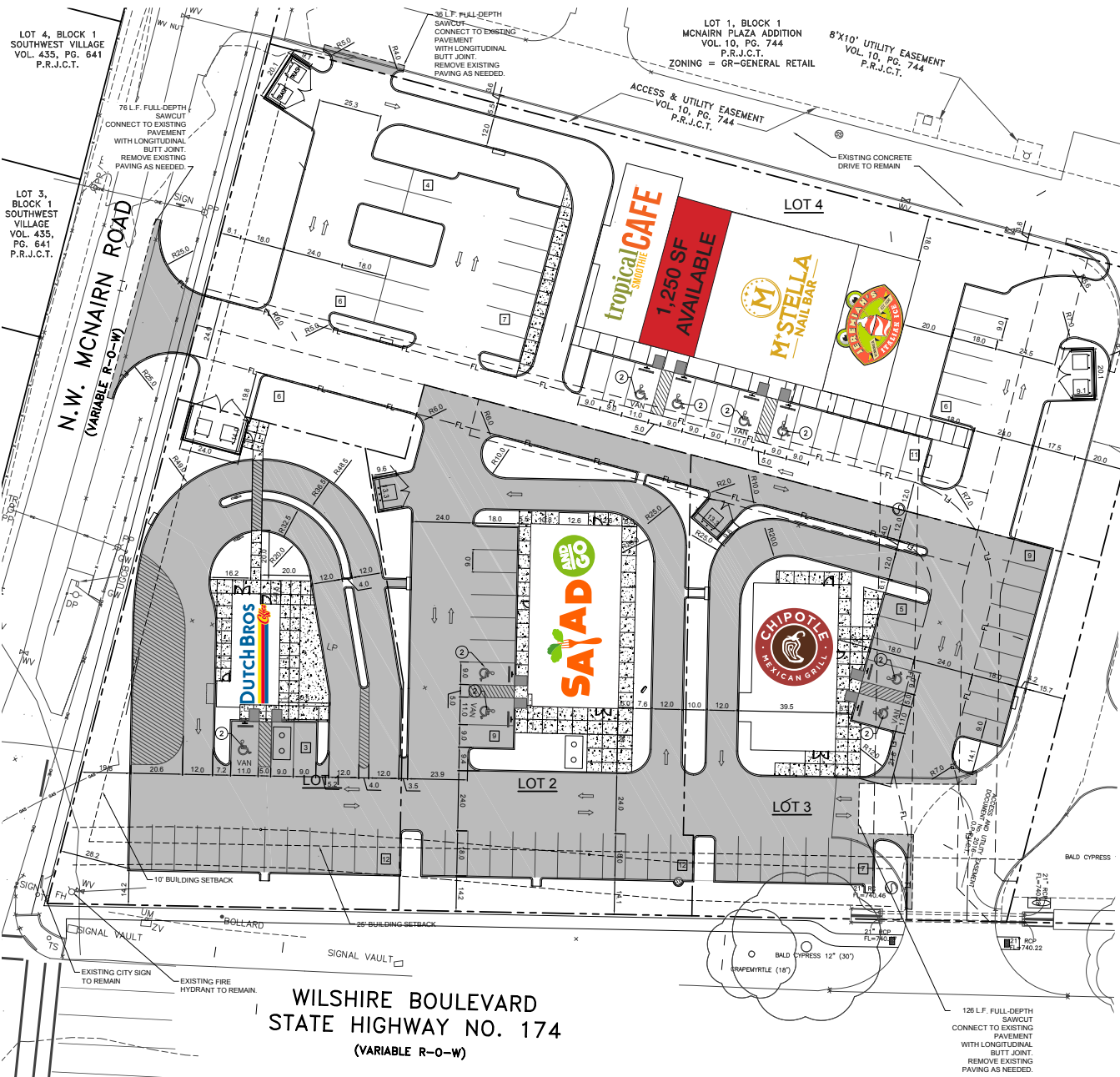
LOT 1, BLOCK 1
MCNAIRN PLAZA ADDITION
VOL. 10, PG. 744
P.R.J.C.T.
ZONING = GR-GENERAL RETAIL

8'x10' UTILITY EASEMENT
VOL. 10, PG. 744
P.R.J.C.T.

ACCESS & UTILITY EASEMENT
VOL. 10, PG. 744
P.R.J.C.T.



LOCATION MAP
N.T.S.



82 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT. REMOVE EXISTING PAVING AS NEEDED.

LOT 2R, BLOCK 1
MCNAIRN PLAZA ADDITION
VOL. 11, PG. 49
P.R.J.C.T.
ZONING = GR-GENERAL RETAIL

15.5' ACCESS AND UTILITY EASEMENT
PAGE 246, SLIDE D-230
D.P.R.J.C.T.

EXISTING RAISING CANES
FOR IMPROVED AND EGRESS
DOCUMENT NO. 2017-10201
P.R.J.C.T.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED FIRE LANE MARKING PER CITY STANDARDS
- PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL, SHEET
- PROPOSED 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT PER DETAIL, SHEET
- PROPOSED SIDEWALK PAVEMENT

SITE DATA SUMMARY TABLE

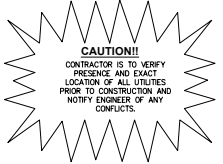
EXISTING ZONING	GR - GENERAL RETAIL
PROPOSED LAND USE	RETAIL / RESTAURANT
LOT AREA (GROSS)	2.64 ACRES (115,229.28 SQ FT)
BUILDING SIZE	12,520 SF / 115,229 SF : 11%
BUILDING HEIGHT	1 STORY, 24' - 0" HEIGHT
PARKING REQUIRED	85 SPACES
PARKING PROPOSED	97 TOTAL SPACES
PARKING PROVIDED (ACCESSIBLE)	9 SPACES
OPEN SPACE	28807 SF / 115,229 SF : 25%
TOTAL IMPERVIOUS AREA	86421 SF / 115,229 SF : 75%

ACREAGE OF PROPOSED SITE = 2.64 ACRES

- CONSTRUCTION SCHEDULE**
- 1 HANDICAP RAMPS, BFRs PER DETAIL C6.00.
 - 2 HANDICAP SYMBOL PER DETAIL C6.00.
 - 3 HANDICAP SIGN PER DETAIL C6.00.
 - 4 5' SIDEWALK PER DETAIL C6.00.
 - 5 4" WHITE TRAFFIC STRIPING PER DETAIL C6.00.
 - 6 WHEEL STOP PER DETAIL C6.00.
 - 7 DUMPSTER WITH 7" MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.
 - 8 POLE MOUNT MOBILE ORDERS PARKING SIGN PER ARCHITECTURAL PLANS.

APPLICANT:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.



STOP!
CALL BEFORE YOU DIG
DIG-TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

WILSHIRE BOULEVARD
STATE HIGHWAY NO. 174
(VARIABLE R-O-W)

128 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT. REMOVE EXISTING PAVING AS NEEDED.