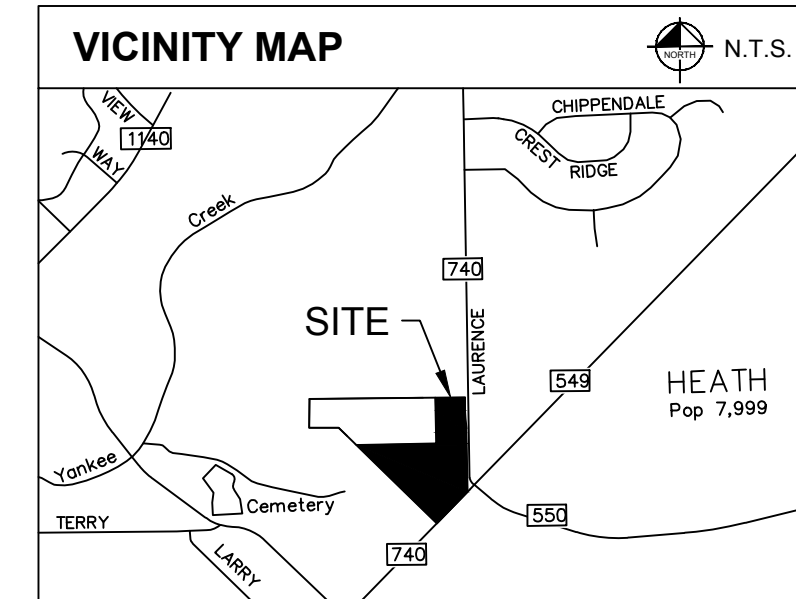
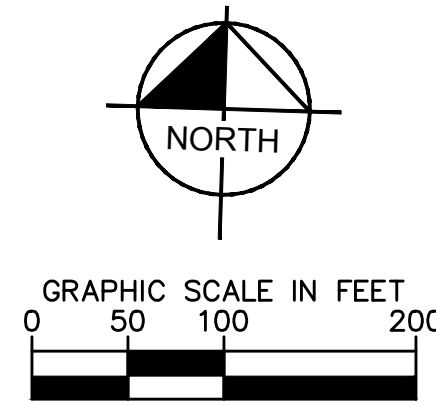


DATE: 01/22/2018
 PLOTTED BY: FRACCARO, JOE
 LAST DATE: 01/22/2018
 DRAWN BY: FRACCARO, JOE
 DWG NAME: C:\SITE PLAN OVERALL.DWG

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and acknowledgment by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
[Symbol]	FIRE LANE
[Symbol]	ENHANCED PAVEMENT CROSSWALK
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	PROPOSED STORM LINE
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	FIRE HYDRANT
[Symbol]	TRAFFIC SIGN
[Symbol]	PROP. 3-PHASE TRANSFORMER
[Symbol]	TYP. TYPICAL
[Symbol]	FH FIRE HYDRANT
[Symbol]	W.E. WATER EASEMENT
[Symbol]	SS.E. SANITARY SEWER EASEMENT
[Symbol]	E.E. ELECTRICAL EASEMENT
[Symbol]	SD.E. STORM DRAIN EASEMENT
[Symbol]	U.E. UTILITY EASEMENT
[Symbol]	CI CURB INLET
[Symbol]	BFR BARRIER FREE RAMP

ZONING DISTRICT	HEATH TOWNE VILLAGE PD
PROPOSED USE	LOCAL RETAIL
LOT COVERAGE	
LOT 1	244,997 SF
BUILDING (GROCERY)	55,000 SF
LOT COVERAGE	22.4 %
LOT 2	134,455 SF
BUILDING A (RESTAURANT/RETAIL)	13,000 SF
BUILDING B (RESTAURANT/RETAIL)	6,400 SF
LOT COVERAGE	14.4 %
LOT 3	37,646 SF
BUILDING (FUEL STATION)	1,250 SF
LOT COVERAGE	3.3 %
PARKING DATA	
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
TOTAL SF OF GROCERY	55,000 SF
TOTAL PARKING SPACES REQUIRED	220 SPACES
TOTAL ADA PARKING SPACES PROVIDED	5 STD. SPACE 2 VAN SPACE
TOTAL PARKING SPACES PROVIDED	283 SPACES
TOTAL SF OF RETAIL	19,400 SF
TOTAL PARKING SPACES REQUIRED	78 SPACES
TOTAL ADA PARKING SPACES PROVIDED	3 STD. SPACE 3 VAN SPACE
TOTAL PARKING SPACES PROVIDED	140 SPACES
TOTAL SF OF FUEL STATION (BUILDING ONLY)	1,290 SF
TOTAL PARKING SPACES REQUIRED	1 SPACES
TOTAL ADA PARKING SPACES PROVIDED	1 STD. SPACE 1 VAN SPACE
TOTAL PARKING SPACES PROVIDED	12 SPACES
TOTAL ADA PARKING SPACES PROVIDED (INCLUDED IN TOTAL)	7 STD. SPACE 6 VAN SPACE
TOTAL OVERALL PARKING SPACES PROVIDED	435 SPACES

- NOTES**
- ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 4805450105L AND MAP NO. 48397C0105L DATED SEPTEMBER 26, 2008 THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
 - ZONING DESIGNATION OF ADJACENT PROPERTIES BASED ON CITY OF HEATH ZONING MAP DATED APRIL 15, 2015.
 - RADI ARE 2' UNLESS OTHERWISE NOTED.
 - PER CITY OF HEATH FIRE MARSHALL, MINIMUM FIRE LANE WIDTH IS 24' AND MINIMUM FIRE LANE RADIUS IS 30'.
 - THIS DEVELOPMENT PLAN REFLECTS THE DESIGNED TXDOT ROADWAY IMPROVEMENTS PER THE PLANS BY LOCHNER, INC. DATED 4/30/2013.

DEVELOPMENT/SITE PLAN
 LOTS 1, 2 AND 3, BLOCK A OF
 LAURENCE CORNER ADDITION

ENGINEER:
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 Fax No.: (972) 239-3820

APPLICANT / DEVELOPER:
 Malouf Interest, Inc.
 3811 Turtle Creek Blvd.
 Suite 1800
 Dallas, TX 75219
 Contact: Steve Gregory
 Tel. No.: (214) 219-4900

BY: _____ DATE: _____
 REVISIONS: _____ NO. _____

Kimley-Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
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THIS DEVELOPMENT/SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	064405905	DATE	01/22/2018	SCALE	AS SHOWN	DESIGNED BY	JAF	DRAWN BY	CRA	CHECKED BY	MAL
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HEATH TOWN VILLAGE PREPARED FOR MALOUF INTERESTS, INC.

CITY OF HEATH, TEXAS

DEVELOPMENT/SITE PLAN

SHEET NUMBER **SP-1**