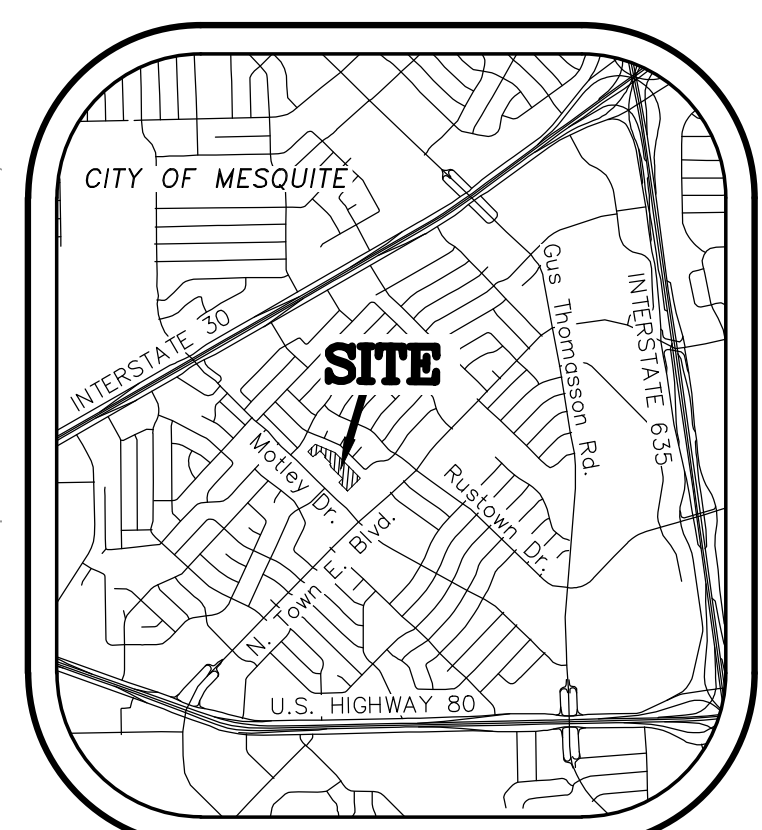
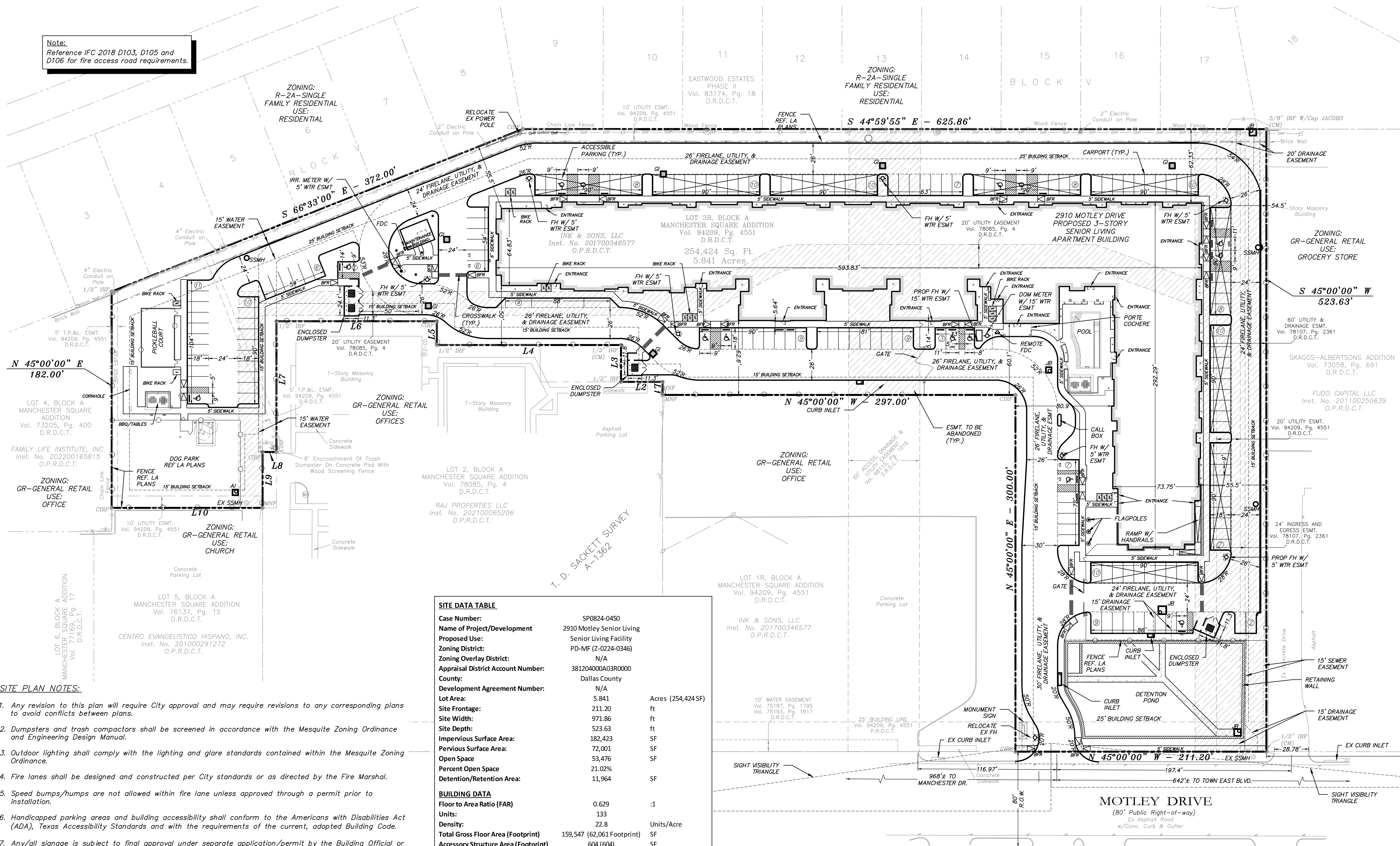
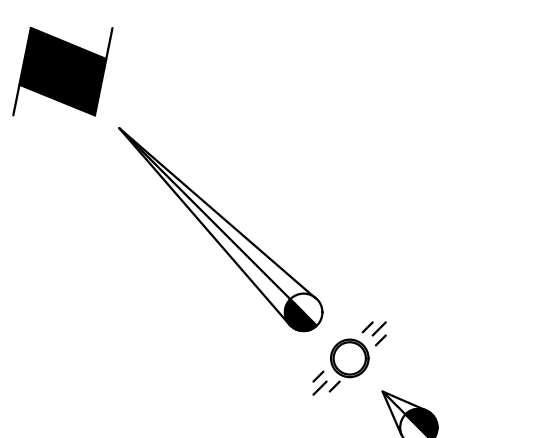


Note:
Reference IFC 2018 D103, D105 and
D106 for fire access road requirements.



VICINITY MAP
NTS



GRAPHIC SCALE
1"=40'

- LEGEND**
- GI Grate Inlet
 - AI Area Inlet
 - JB Junction Box
 - EV Electric Vehicle Parking
 - SSMH Sanitary Sewer Manhole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
 - Expansion Joint
 - Wheel Stop
 - Car-Port (Typ.)
 - Crosswalk (Typ.)

DEVELOPER:
2910 Motley Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4450
Contact: Scott Johnson

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 957-5132
Contact: Jonathan Hake, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

- SITE PLAN NOTES:**
- Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
 - Dumpsters and trash compactors shall be screened in accordance with the Mesquite Zoning Ordinance and Engineering Design Manual.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Mesquite Zoning Ordinance.
 - Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
 - Speed bumps/humps are not allowed within fire lane unless approved through a permit prior to installation.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current, adopted Building Code.
 - Any/all signage is subject to final approval under separate application/permit by the Building Official or designee.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
 - All new utility lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Mesquite Zoning Ordinance and Community Appearance Manual.

SITE BENCHMARKS

BM-1 = "X" in the southeast corner of a concrete curb of the parking lot of the western adjoiner (2920 Motley Drive) property Lot 1R, Block A Manchester Square Addition.
Elev. = 521.30

BM-2 = "Y" in concrete pavement near a Mag nail found with steel washer stamped "RPLS 4701" at the most westerly south corner of the subject property and the northeast corner of Lot 5, Block A Manchester Square Addition.
Elev. = 523.26

SITE DATA TABLE			
Case Number:	SP0824-0450		
Name of Project/Development	2910 Motley Senior Living		
Proposed Use:	Senior Living Facility		
Zoning District:	PD-MF (Z-0224-0346)		
Zoning Overlay District:	N/A		
Appraisal District Account Number:	381204000A03R0000		
County:	Dallas County		
Development Agreement Number:	N/A		
Lot Area:	5,841	Acres (254,424 SF)	
Site Frontage:	211.20	ft	
Site Width:	971.86	ft	
Site Depth:	523.63	ft	
Impervious Surface Area:	182,423	SF	
Pervious Surface Area:	72,001	SF	
Open Space:	53,476	SF	
Percent Open Space:	21.02%		
Detention/Retention Area:	11,964	SF	
BUILDING DATA			
Floor to Area Ratio (FAR)	0.629	:1	
Units:	133		
Density:	22.8	Units/Acre	
Total Gross Floor Area (Footprint)	159,547 (62,061 Footprint)	SF	
Accessory Structure Area (Footprint)	604 (604)	SF	
Unit Breakdown			
1 Bed (706-SF)	62	Units	
2 Bed (990-SF)	71	Units	
Percent Lot Coverage	24.6%		
Setbacks			
Front Setback	25	ft	
Side Interior Setback	15	ft	
Rear Setback	25	ft	
Maximum Structure Height	42	ft	
Max No. Stories/Floors	3-Stories		

CITY BENCHMARK USED FOR CONTROL

GPS 5 = Station GPS 5 is a City of Mesquite brass cap stamped "GPS 5" and a logo cover, west of the intersection of Belt Line Road and Northwest Drive. Station is on the north side of the center median.
Elev. = 461.82

GPS 6 = Station GPS 6 is a City of Mesquite brass cap stamped "GPS 6" in concrete with logo cap, in the center median of Town East Boulevard, approximately 77' east of the center line of Red Wolf Drive and Town East Boulevard.
Elev. = 521.97



NOTE:
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF MESQUITE, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

Issue Date	Description
1 11/11/2024	
2 12/23/2024	
3 01/24/2024	
4	
5	
6	

1720 W. Virginia Street
752.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-935

PARKING & ACCESS	
Parking Required:	1.25 Spaces/Unit = 167 Spaces
Total Parking Provided:	168
# Disabled Parking	14
# Electric Vehicle Parking	4
# Carport Parking	84
# Loading Spaces	0
# Access Points	1

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NICOLAS B. EHRLINGER, P.E.
NO. 146564
ON 1/24/25
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Prepared Date: 1/24/2025

SITE PLAN		Sheet No.
2910 MOTLEY SENIOR LIVING		C0-7
2910 MOTLEY SENIOR LIVING, LTD		
LOT 3R, BLOCK A, MANCHESTER SQUARE ADDITION CITY OF MESQUITE, TEXAS		Project No. 23020