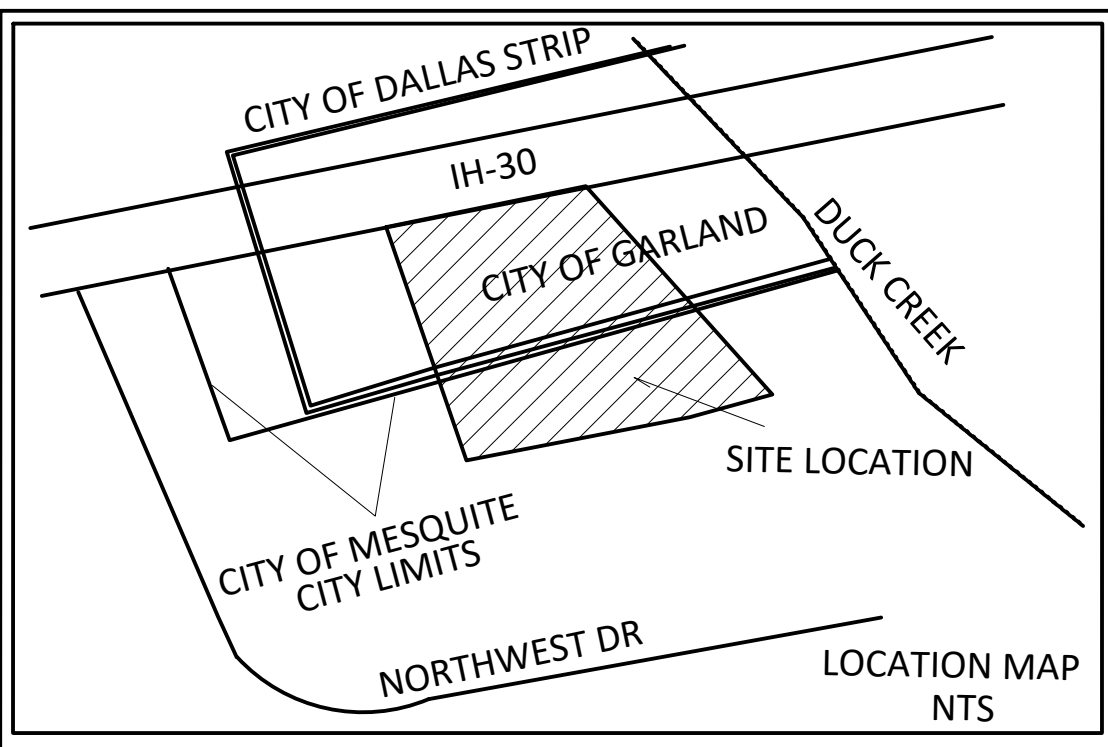


- LEGEND:
- WATER MAIN VALVE
 - FIRE HYDRANT
 - SSCO SANITARY SEWER CLEAN-OUT
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - IRON ROD FOUND
 - WM WATER METER
 - CLF = Chainlink Fence



PROJECT SITE DATA TABLE / SUMMARY

GENERAL
CASE NO. SP SP0724-0449
PROJECT NAME: BEST LAW CENTER EXPANSION
PROPOSED USE FOR PROPERTY: SMALL OFFICE
EXISTING ZONING: PLANNED DEVELOPMENT OFFICE (ORD. 4183)
PROPOSED ZONING: PLANNED DEVELOPMENT OFFICE (ORD. 4183)

OVERALL SITE

GROSS SITE AREA.....5.66 AC. OR 246,549 S.F.
SITE FRONTAGE: 474.34'
SITE DEPTH: 305.85'
IMPERVIOUS SURFACE AREA OF SITE: 77,590 S.F.
PERVIOUS SURFACE AREA OF SITE: 168,959 S.F.
DETENTION: NONE REQUIRED
PERCENTAGE OF OPEN SPACE=176,177 / 246,549= 71.46%

BUILDING

TOTAL GROSS INTENSITY (FAR) = 13,284 SF / 246,549 SF= .05 RATIO
TOTAL SQUARE FOOTAGE: OFFICE= 13,284 S.F.

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM BUILDING COVERAGE ALLOWED: 50% 123,274 S.F.
MINIMUM LOT AREA REQUIRED: 0.61 ACRES 26,568 S.F.
MINIMUM LOT WIDTH: 250'
MINIMUM LOT DEPTH: 300'
SETBACKS FRONT: 25'
SIDE : 25'
REAR: 10'
MAXIMUM STRUCTURE HEIGHT: PROPOSED 18'-8" PERMITTED 75'
MAXIMUM NO. FLOORS: PROPOSED 1

PARKING AND ACCESS

PARKING: 138 TOTAL PROVIDED 45 TOTAL REQUIRED
4 DISABLED PROVIDED 3 DISABLED REQUIRED
PARKING REQUIREMENT CALC=1 PARKING SPACE / 300 SF = 45 SPACES
13,284 SF / 300 SF PER PARKING SPACE = 45 SPACES

SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLAN
2. DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE MESQUITE ZONING ORDINANCE.
4. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
6. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY STANDARDS AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
7. ANY /ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION / PERMIT BY THE BUILDING OFFICIAL OR DESIGNEE
8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE / BUILDING ELEVATION PLAN.
10. ALL NEW UTILITY LINES SHALL BE INSTALLED AND / OR RELOCATED UNDERGROUND.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.

REMAINDER
VOL. 2004106 PG 7087
VOL. 2004118 PG 8977

TOTAL PROP PARKING SPACES 138

SITE PLAN CASE # SP0724-0449

OWNER : JAMES BEST
870 W. IH-30
GARLAND, TEXAS 75043

APPLICANT: JAMES BEST
870 W. IH-30
GARLAND, TEXAS 75043

ENGINEER: DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD ROCKWALL TX 75087 972-771-9004

PROPERTY DATA: 5.64 ACRES J S PHELPS SURVEY, ABST
NO. 1157 DRCD VOL 2004106 PG 7086

ORIGINAL SUBMISSION DATE: MAY 17, 2024
RESUBMISSION DATE:
REVISION DATE:

DOUPHRATE & ASSOCIATES, INC.

EXPANSION SITE PLAN
BEST ADDITION
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

REVISION

WLD.

CHECKED

DRAWN

SCALE
1" = 30' H
1" = 4' V

SEPT, 2024

DATE

PROJECT

