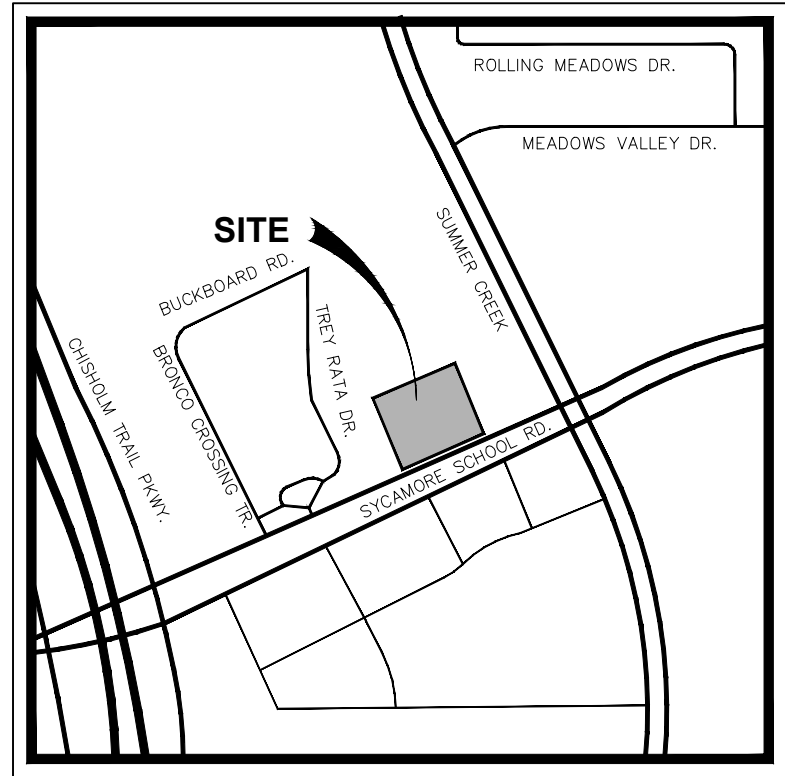
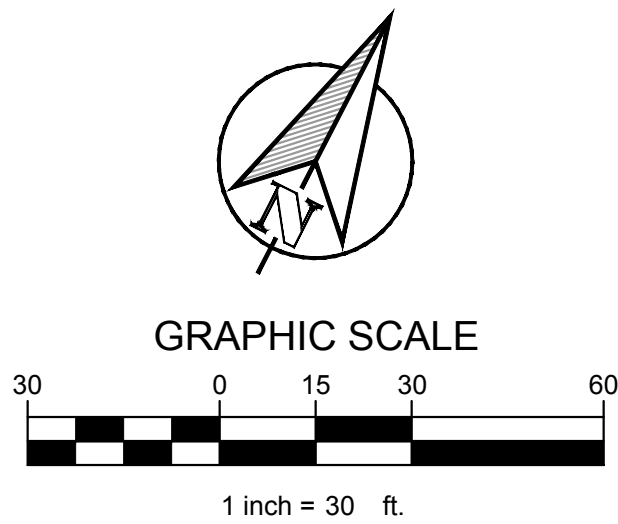


PLOTTED BY: CLAY CRISTY
PLOT DATE: 8/5/2019 11:14 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-058 NATIONAL SUMMER CREEK\CADD\SHEETS\SP-1 ZONING SITE PLAN.DWG
LAST SAVED: 6/25/2019 5:28 PM

SITE DATA TABLE									
ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	TOTAL PARKING		
							REQ. RATIO	REQ.	PROV.
PD 823 - MU-1	MIXED USE	1.385	60,346	14,525	35' STORY	24.07%	RETAIL (14,525 SF, 4/1000 SF)	58 (3 ADA)	65 (4 ADA)



VICINITY MAP
N.T.S.

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PEDESTRIAN RAMP
4	HANDICAP SYMBOL
5	PAVEMENT STRIPING
6	HANDICAP SIGN
7	CURB STOP
8	CONCRETE SIDEWALK
9	DUMPSTER WITH ENCLOSURE PER ARCHT'L. DETAILS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

NATIONAL SUMMER CREEK	
LEGAL DESCRIPTION AND OR ADDRESS: PART OF SUMMER SYCAMORE I, LTD. INST. NO. D207385663 D.R.T.C.T. 1.385 ACRES	
OWNER/DEVELOPER: SUMMER SYCAMORE I, LTD. 2929 CARLISLE STREET, SUITE 365 DALLAS TX 75204	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER SP19 - 009	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

PHONE 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
CLAY CRISTY

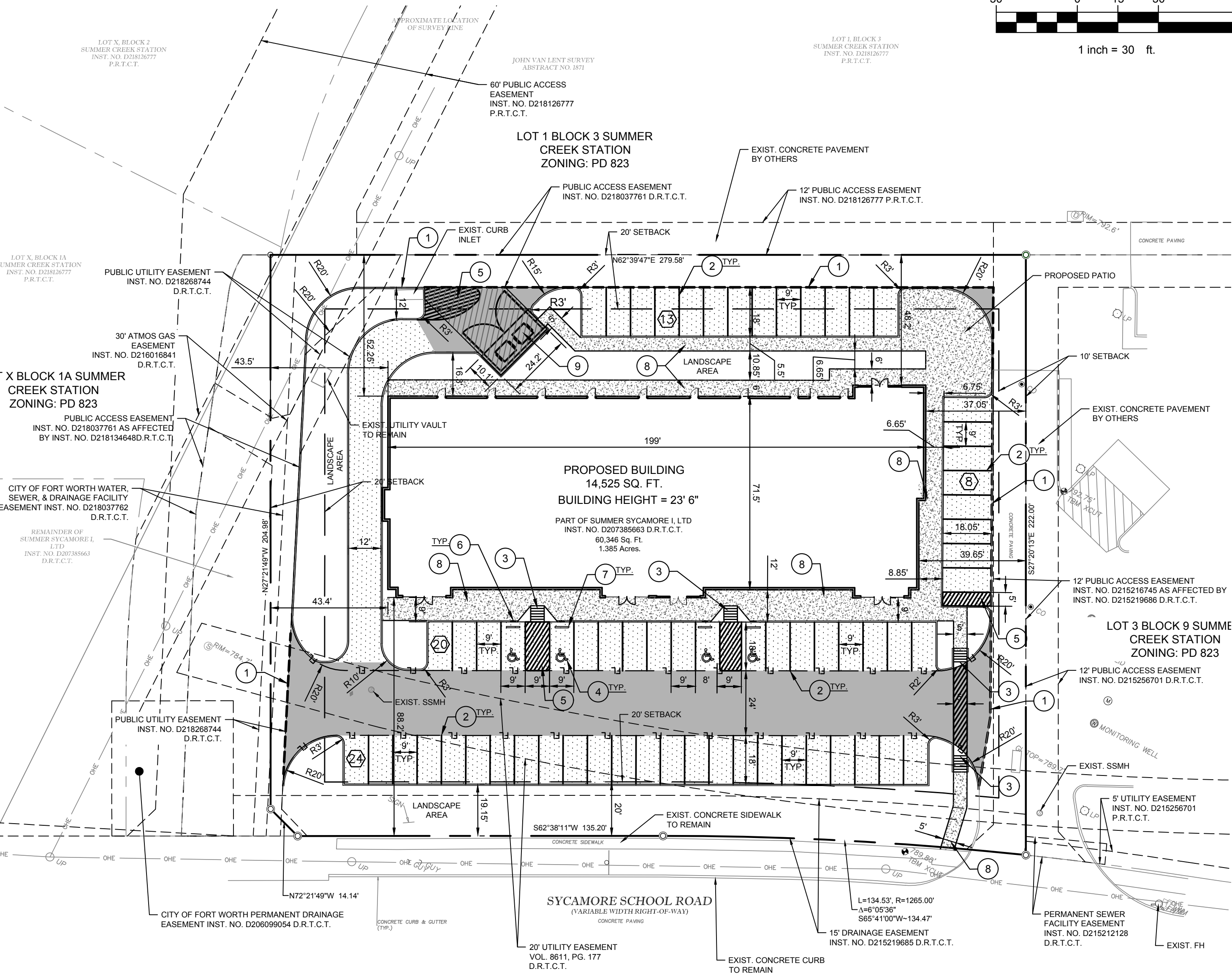
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 8/5/2019

NATIONAL
SUMMER CREEK
FORT WORTH, TEXAS

SITE PLAN

SHEET
SP-1

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	CLC
DATE:	5/8/2019
File No. 2019-058	



- NOTES:
- ALL PROVIDED LIGHTING WILL CONFORM CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES; IF APPLICABLE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

- WAIVERS REQUESTED:
- PARKING TO BE ALLOWED BETWEEN THE BUILDING AND THE ROW.
 - ACCESSORY STRUCTURES TO BE ALLOWED IN FRONT OF THE PRIMARY STRUCTURE.
 - ALLOW THE PARKING MAXIMUM TO BE EXCEEDED BY 12 PARKING SPACES.
 - PRIMARY ENTRANCE TO FACE THE PARKING LOT AREA.
 - BUILDING LOCATION TO BE ALLOWED AS SHOWN WHICH EXCEEDS THE CURRENT FRONT AND SIDE YARD SETBACKS.

- BENCHMARK:
- A "X CUT" WAS SET ON EXISTING SIDEWALK LOCATED ALONG SOUTHEAST DRIVEWAY. ELEVATION= 789.80.
 - A "X CUT" SET IN TOP OF CONCRETE CURB LOCATED AT EXISTING DUMPSTER LOCATED EAST OF PROPERTY. ELEVATION= 792.75.