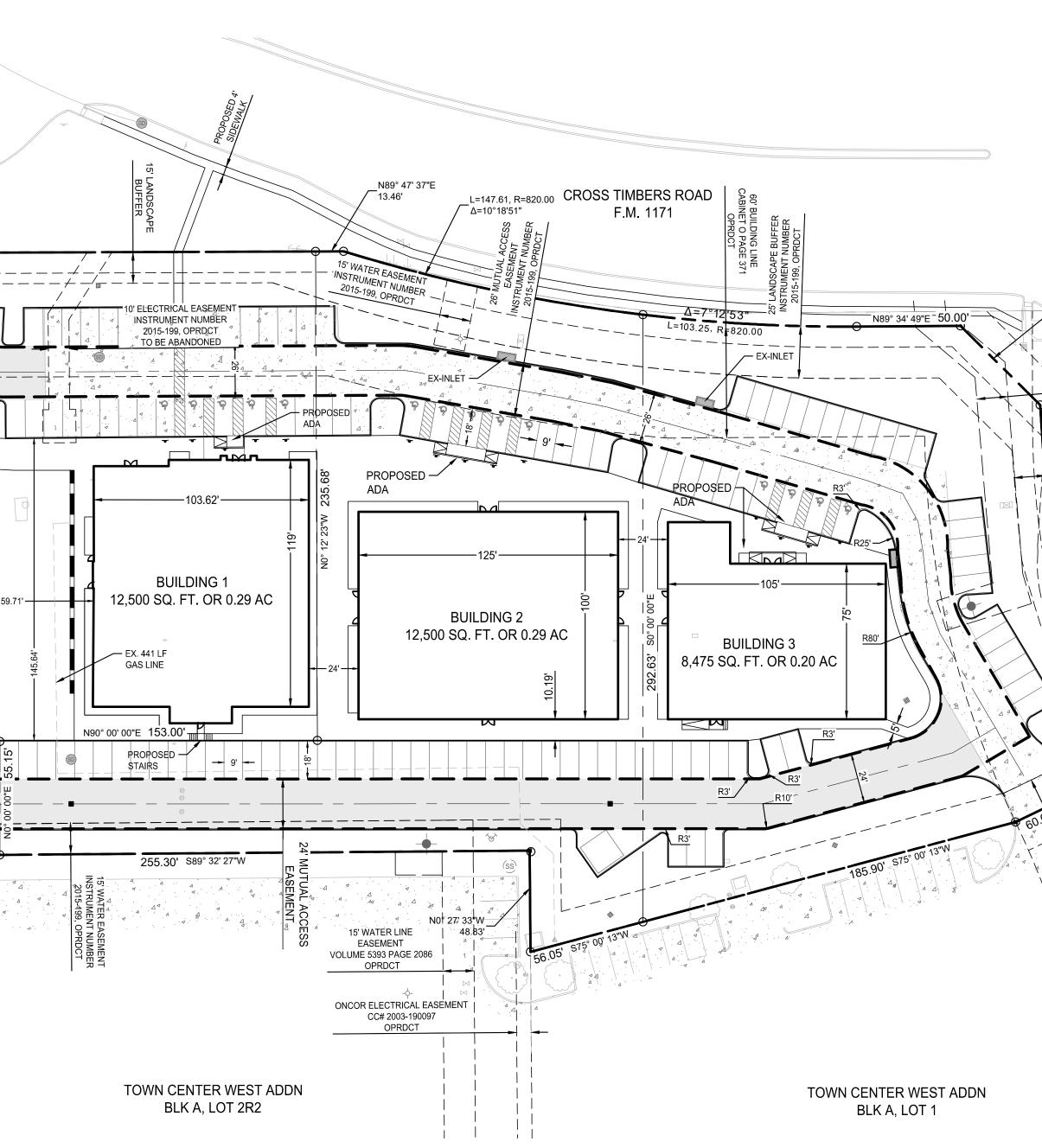
			PLAZA DE LAS FLORES ADDN BLK 1, LOT 1R-3
			KARNES ROAD
		26' MUTUAL EASEN CABINET X PAGI	
		/N LEAVES OF FLC OUND, BLK A, LOT	
			142.67' S89° 32' 27"W
Physical Address	& Churc	ross Timber Rd hhill Rd	
Gross Site Area	± 182793 sq.	ft. (±4.19 ac)	
Zoning Current Use		e District e District	
Lot Coverage Data	19 500/ / 23	0 475 cg. ft	
Building Coverage Impervious Area		3,475 sq. ft. 5,693 sq. ft.	
Pervious Area		3,625 sq. ft.	
Parking Summary	Required	Provided	
Parking Summary Office	Required -	Provided 121	
Accessible	-	14	
Total Parking (1 space per 200 sqft w/ 20% deviation)	135	135	
Buildin	ng 1 Data		
Peak Height	23' 15'		
Mean Height Total Square Footage		5' 500	4
	۱ــــــــــــــــــــــــــــــــــــ		
	ng 2 Data		
Peak Height Mean Height		3D 3D	
Mean Height Total Square Footage		500	
	ng 3 Data		
Peak Height Mean Height		3D 3D	-
Total Square Footage		175	
			L



Introduction of the control of th			HALL CONTACT THE FOLLOWING TO EXCAVATING IN THIS AREA: 1-800-344-8377			
 Service variable Service variable		ATMOS GAS TXU ELECTRIC DELIVERY CITY OF FLOWER MOUND CITY OF FLOWER MOUND WA CONTRACTOR TO FIEL	972-881-4161 1-800-711-9112 972-874-6000 TER DEPT. 972-874-6010 D VERIFY ALL EXISTING UTILITIES			
bm#2* x converted PERMIT PURPOSE. THEY ARE Y: 7064087.72 PREPARED BY, OR UNDER THE X: 2405026.13 SUPERVISION OF: Z: 651.50 SUPERVISION OF: GRID N: 7063023.82 GRID N: 7063023.82	54.14' WATER EASEMENT ANDSCAPE BUFFER STRUMENT NUMBER 2015-199, OPRDCT L=73.70, R=1709.00 Δ=2°28'15" N76° 10' 16"E 3.65' N76° 10' 16"E 3.65' N76° 10' 16"E CABINET OPACE 371 CABINET OPACE 37	SS S S S S S S S S S S S S S S S S S S	CALE: 1" = 40' EGEND PROPERTY LINE LOT LINE EASEMENT LINE PROPOSED FIRELANE ACCESSIBLE CROSSWALK PROP. ACCESSIBLE ROUTE EXISTING PAVEMENT PROPOSED SANITARY SEWER PROPOSED WATER LINE EXISTING SANITARY SEWER LINE EXISTING WATER LINE EXISTING WATER LINE PROPOSED STORM DRAIN LINE TO FACE OF CURB, FACE OF WALL, FACE ROF STRIPING, OR PROPERTY LINE COF STRIPING, OR PROPERTY LINE COF STRIPING, OR PROPERTY LINE COMPLY WITH THE ZONING ORDINANCE. PLANS FOR FENCE AND HARDSCAPE UPMENT, DUMPSTERS, ROOFTOP UNITS, NED IN COMPLIANCE WITH THE ZONING COMPLY WITH THE ZONING ORDINANCE. ANTED 4" WHITE STRIPE. S TO FOLLOW THE ARCHITECTURAL ESSIBILITY STANDARDS (TAS). UNLESS NOTED OTHERWISE. R OF PARKING SPACES ALLOWED IS 135. A REQUIRED HANDICAP PARKING SPACES. RTY IS NOT LOCATED WITHIN THE 100 PRELIMINARY FFOR REVIEW ONLLY- THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE			
		Y: 7064087.72 X: 2405026.13 Z: 651.50 GRID N: 7063023.82	CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE			
		FLOWER MOUND MOB				
FLOWER MOUND MOB						
SITE PLAN	IER/DEVELOPER LE DEVELOPMENT GROUP -					
SITE PLAN FLOWER MOUND, DENTON COUNTY, TEXAS ER/DEVELOPER	E GOBER SOUTHLAKE BLVD, STE 100 HLAKE, TX 76092 IE: 817-337-3433	TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800				
ER/DEVELOPER ER/DEVELOPER E DEVELOPMENT GROUP - GOBER SOUTHLAKE BLVD, STE 100 HLAKE, TX 76092		DRAWN: MLJ/CLS DESIGNED: MLJ	DATE PROJECT # SHEET May 2022 CDG21003 C005			