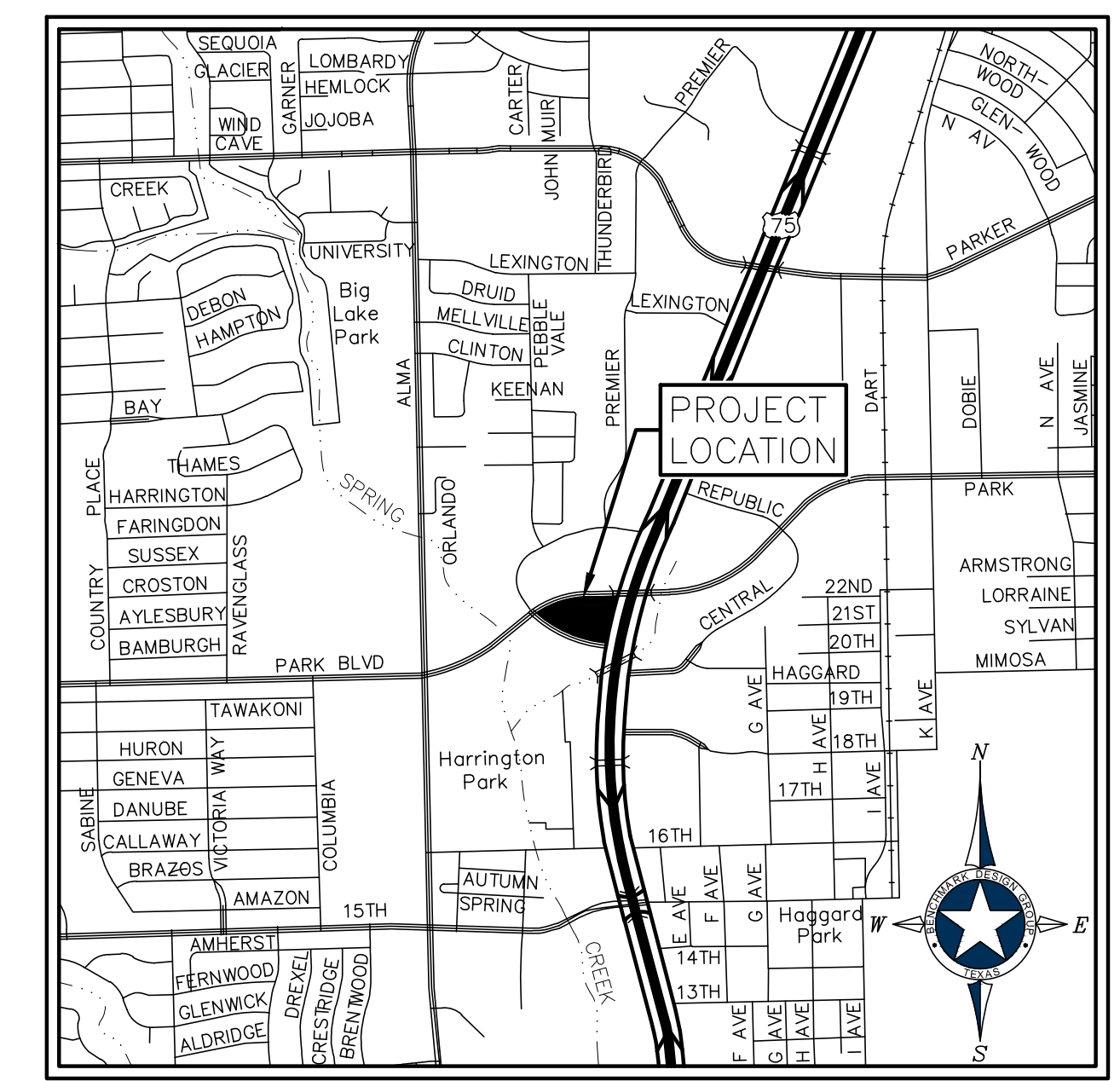
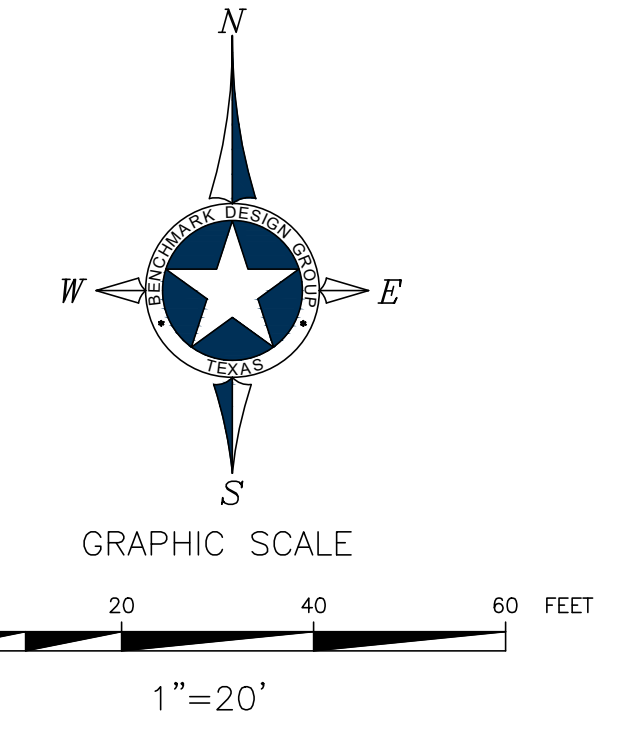
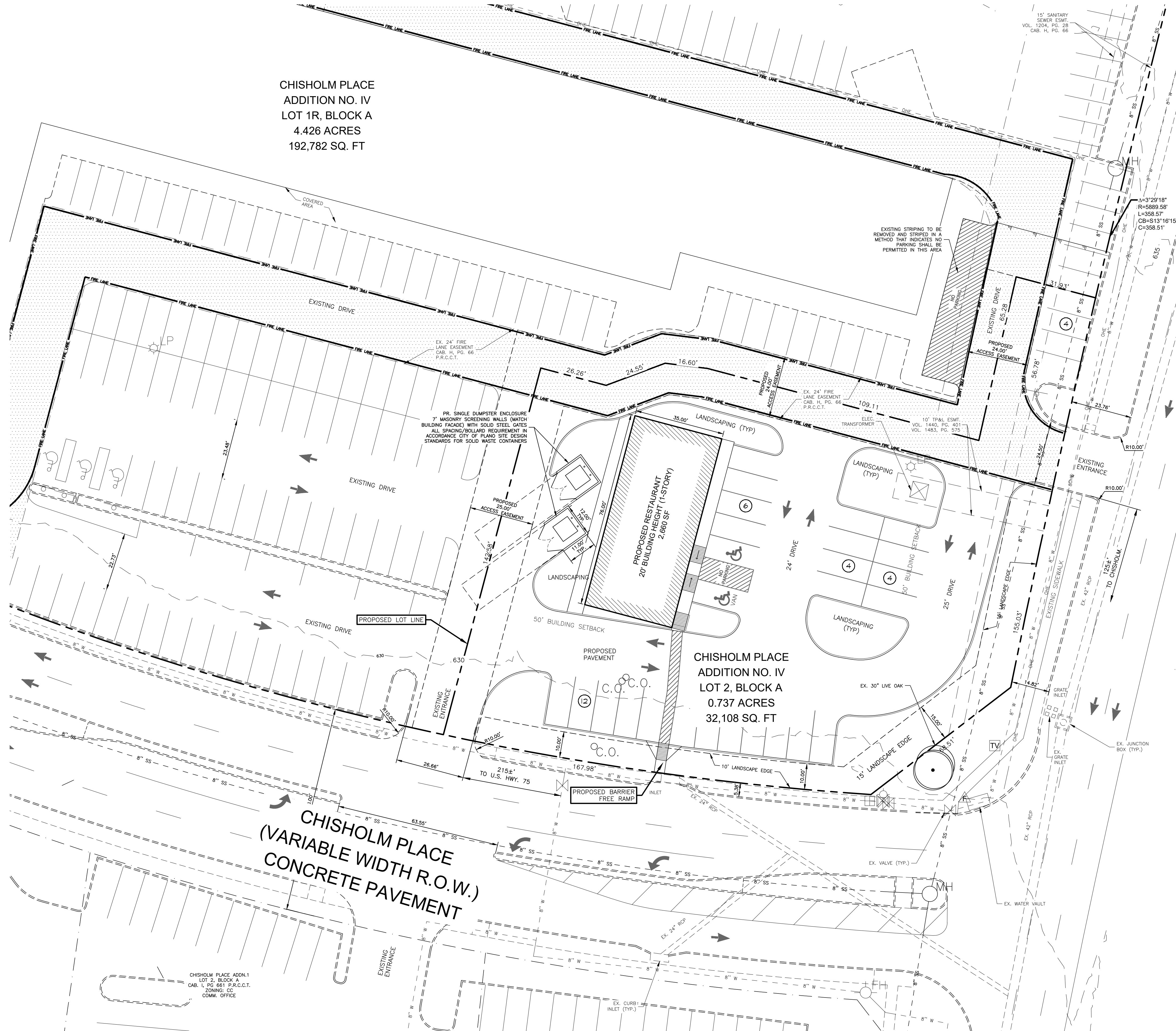


CHISHOLM PLACE
ADDITION NO. IV
LOT 1R, BLOCK A
4.426 ACRES
192,782 SQ. FT



VICINITY MAP
N.T.S.

U.S. HIGHWAY NO. 75
(N. CENTRAL EXPRESSWAY)
CONCRETE WIDTH R.O.W.)
CONCRETE PAVEMENT



CHISHOLM PLACE
ADDITION NO. IV
LOT 2, BLOCK A
0.737 ACRES
32,108 SQ. FT

General Site Data		LOT 2
Zoning		CORRIDOR COMMERCIAL
Land Use		RESTAURANT
Lot Area (SF & ACRES)		32,108 SF (0.737 AC.)
Building Footprint Area (SF)		2,660 SF
Building Area (SF)		2,660 SF
Building Height (# of Stories)		1 STORY
Building Height (ft)		20 FT
Lot Coverage (%)		8.28 %
Floor Area Ratio (Ratio)		0.083:1
PARKING		
Parking Ratio		1:100
Require Parking (# spaces)		27
Provided Parking (# spaces)		30
Accessible Parking Required (# spaces)		2
Accessible Parking Provided (# spaces)		2
Parking in Excess of 110% of Required Parking (# spaces)		0



*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811 AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown hereon is a reflection of the information provided by VORTEX SURVEYING COMPANY, DALLAS, TEXAS. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:
Telephone cables, Stormwater lines, Television cables, Saltwater lines, Conduits, Water lines, Sanitary Sewer lines, Pipes, Gas lines, Oil Production lines.

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

PROPERTY OWNER
GENECOV DMLT, LTD.
WILLIAM R. BREWER III
1350 DOMINION PLAZA
TYLER, TEXAS, 75703
903-509-8844

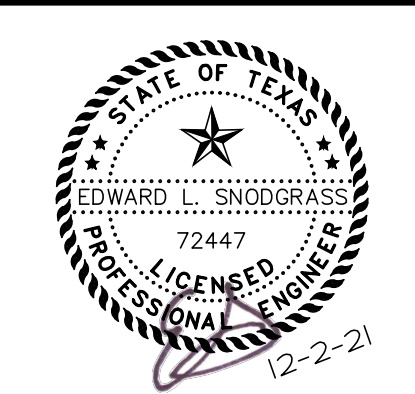
SITE DEVELOPMENT PLAN PREPARED BY
BENCHMARK DESIGN GROUP, LLC
ED SNODGRASS, P.E.
2026-B REPUBLIC DRIVE
TYLER, TEXAS 75701
903-534-5353

APPROVED
December 6, 2021
CITY OF PLANO
P&Z COMMISSION
PLANNER: KC

EXPIRES
December 6, 2023
CITY OF PLANO

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
	1	10-21-2021	INITIAL CITY SUBMITTAL
	2	11-11-2021	SECOND CITY SUBMITTAL
	3	11-29-2021	THIRD CITY SUBMITTAL
	4	12-2-2021	FORTH CITY SUBMITTAL

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
13601 PRESTON ROAD, SUITE W533 DALLAS, TEXAS • (469)677-9200 • FIRM NUMBER F-7814 • WWW.BENCHMARK-ENGINEERS.COM



CP2021-017

LOT 2 CONCEPT PLAN
CHISHOLM PLACE ADDITION NO. IV
LOT 2, BLOCK A, 0.737 ACRES - GENECOV DMLT, LTD.
J.M SALMONS SURVEY, ABSTRACT NO. 814, PLANO, COLLIN COUNTY, TEXAS

DESIGNED BY: AES	TECH REVIEW: ELS	DRAWING FILE:	DRAWING SCALE: 1"=20'	SHEET: 7 OF 7
DRAWN BY: AES	PREP REVIEW:	DRAWING DATE: OCTOBER 2021	PROJECT NUMBER: BDG: 2021.067	