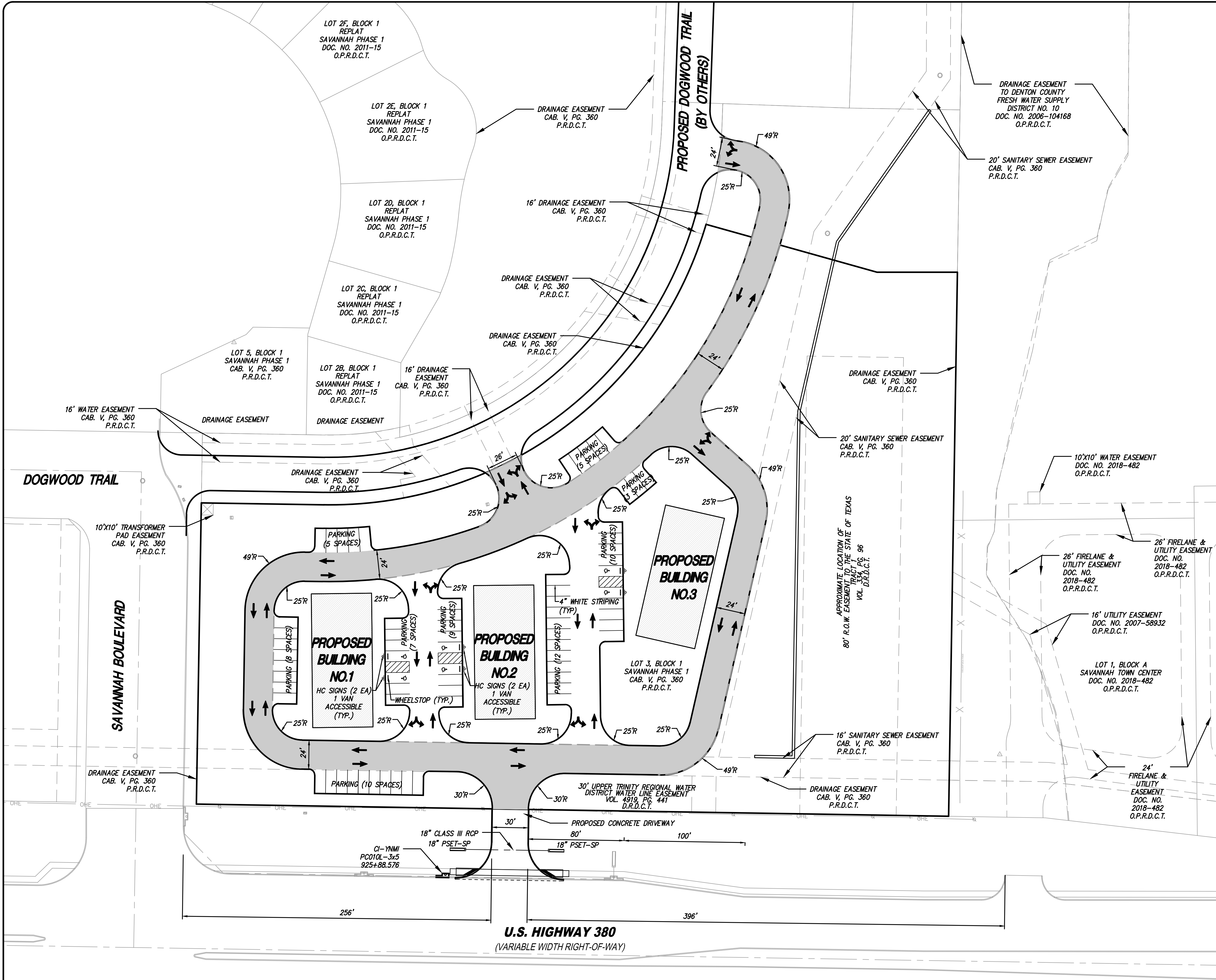




- NOTES**
1. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121004106 DATED APRIL 18, 2011 BY THE FEDERAL EMERGENCY AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THE PROPERTY LIES WITHIN ZONE 'X', WHICH IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.
 3. ANY REVISION TO THIS PLAN WILL REQUIRE COUNTY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 4. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 6. WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL PARKING SPACES ARE A MIN. OF 18 FEET DEEP, MEASURED FROM THE FACE OF THE WHEEL STOP.

LEGEND

PROPOSED FIRE LANE & UTILITY EASEMENT

PAINTED DIRECTIONAL ARROWS

SITE DATA SUMMARY

PROPOSED USE:	COMMERCIAL
GROSS LOT AREA:	284,298.469 SF (6.52 ACRES)

BUILDING AREA SUMMARY

BUILDING AREA:	
BUILDING NO.1:	5,550 SF
BUILDING NO.2:	5,550 SF
BUILDING NO.3:	5,550 SF
TOTAL BUILDING AREA:	16,650 SF

PARKING DATA

PROVIDED PARKING BUILDING NO.1:	
TOTAL STANDARD PARKING:	23 SPACES
TOTAL ACCESSIBLE PARKING*:	2 SPACES
TOTAL PARKING:	25 SPACES
PROVIDED PARKING BUILDING NO.2:	
TOTAL STANDARD PARKING:	24 SPACES
TOTAL ACCESSIBLE PARKING*:	2 SPACES
TOTAL PARKING:	26 SPACES
PROVIDED PARKING BUILDING NO.3:	
TOTAL STANDARD PARKING:	16 SPACES
TOTAL ACCESSIBLE PARKING*:	2 SPACES
TOTAL PARKING:	18 SPACES

* ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

ENGINEER:
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ALLEN, TEXAS 75013

OWNER:
RIVERSIDE DPH, L.P.
8200 DOUGLAS AVE., SUITE 300
DALLAS, TX, 75225

**SITE PLAN
FOR
SAVANNAH COMMERCIAL**

BEING 6.52 ACRES OF LAND
SITUATED IN THE JOSE GONZALES SURVEY,
ABSTRACT NO. 447
DENTON COUNTY, TEXAS
PREPARED: 11/10/2023

no.	revision	by	date

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vert	
date	NOV 2024

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STATE OF TEXAS
136432
JOEL M. RICHEY
PROFESSIONAL ENGINEER
10/25/2024

Denton County, Texas
Bells Independent School District
US 380 - COMMERCIAL DRIVEWAY AT SAVANNAH COMMERCIAL
SITE PLAN

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