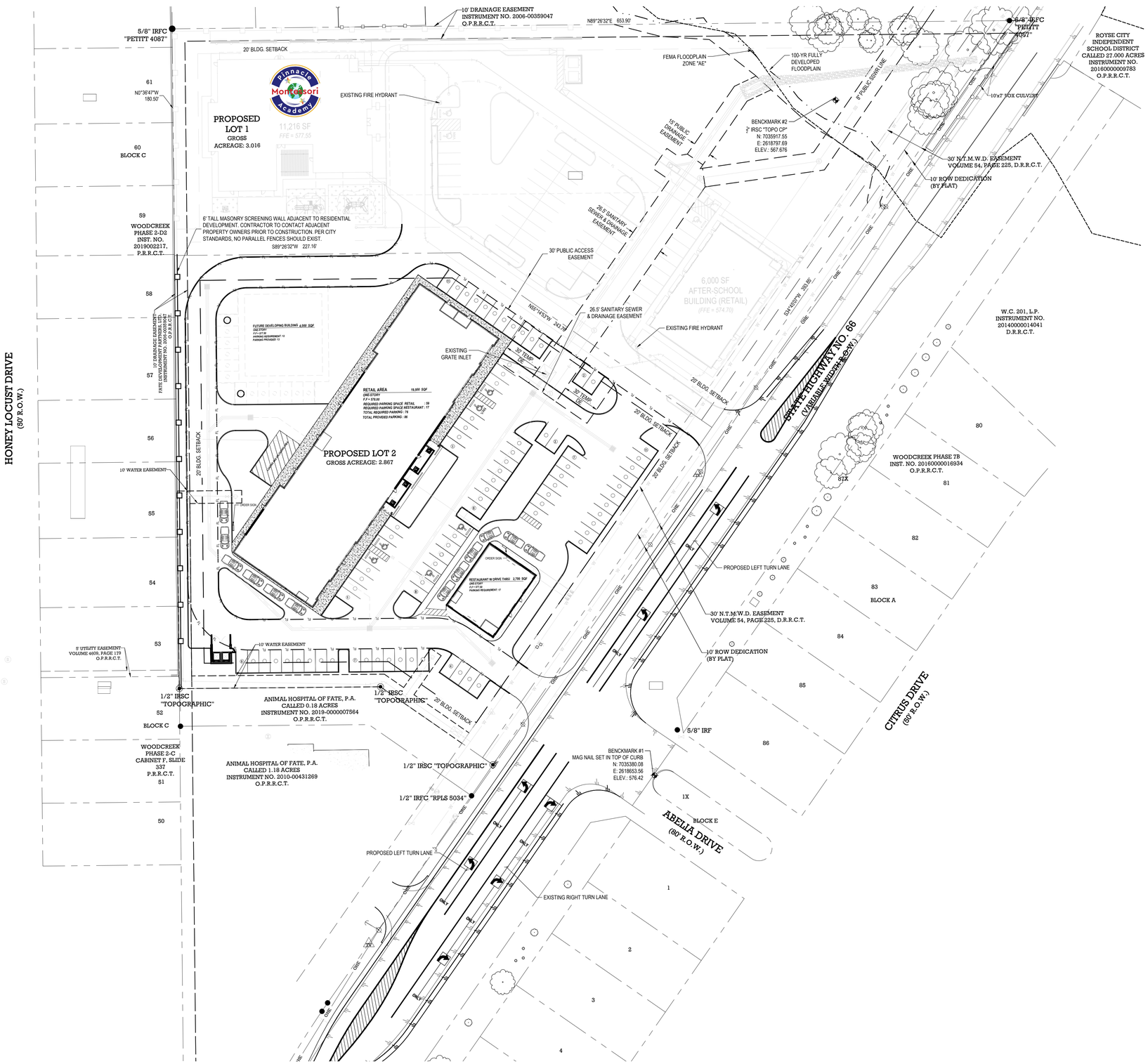

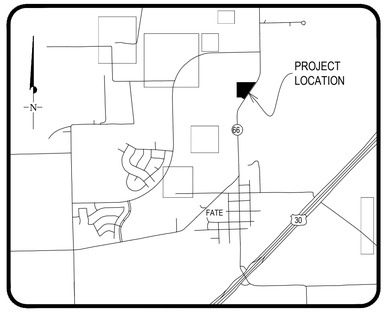

LOCATION MAP
1" = 1000'

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- FUTURE DEVELOPMENT

ZONING AND PARKING REQUIREMENTS

ZONING:	NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	RESTAURANT, RETAIL
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	20 FEET
REAR BUILDING SETBACK:	20 FEET
SIDE BUILDING SETBACK:	20 FEET
LANDSCAPE SETBACK (ALL SIDES):	10 FEET
MAXIMUM LANDSCAPE COVERAGE:	-- % OF THE LOT
LOT AREA :	2.87 ACRES
MAX BUILDING HEIGHT:	2 STORIES OR 35 FEET
SCREENING WALL HEIGHT:	6 FEET
SCREENING WALL MATERIAL:	MASONRY FENCE
MINIMUM SIDEWALK WIDTH:	5 FEET
FLOODPLAIN BUFFER EASEMENT:	10 FEET
PARKING RATIO FOR RESTAURANT:	6 SPACES/1000 SF
PARKING RATIO FOR RETAIL:	3 SPACES/1000 SF

PARKING PROVIDED

RESTAURANT:	
2,700 SF	17 SPACES REQUIRED
RETAIL:	
19,500 SF	59 SPACES REQUIRED
TOTAL REQUIRED:	76 SPACES REQUIRED
TOTAL PROVIDED:	86 SPACES PROVIDED

BENCHMARKS

BENCHMARK #1: MAG NAIL SET IN TOP OF CURB.
N: 7035380.08
E: 2618653.56
ELEVATION: 576.42'

BENCHMARK #2: 1/2" IRSC "TOPO CP"
N: 7035917.55
E: 2618797.69
ELEVATION: 567.67'

811 Know what's below. 811 before you dig.

OMEGA DESIGN

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

GLOBAL CIVIL SOLUTIONS, LLC
11051 FOREST CENTRAL DRIVE
SUITE #220
DALLAS, TX 75243
TEL. 214 731 4117
TBPE FIRM NO. F-12801

STATE OF TEXAS
FRODE SHANG
97275
LICENSED
PROFESSIONAL ENGINEER

09/30/2024

OWNER INFORMATION

CORVUS DEVELOPMENT, LLC
811 S CENTRAL EXPRESSWAY, SUITE 306
RICHARDSON, TEXAS 75080

PROJECT INFORMATION

PINNACLE RETAIL AND RESTAURANT - FATE
STATE HIGHWAY 66 AND ABELIA DR
FATE, TEXAS 75087

OMEGA PROJECT NUMBER: PIMA052
CITY PROJECT NUMBER:

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C1.01

ISSUE DATE: 09-24-2024