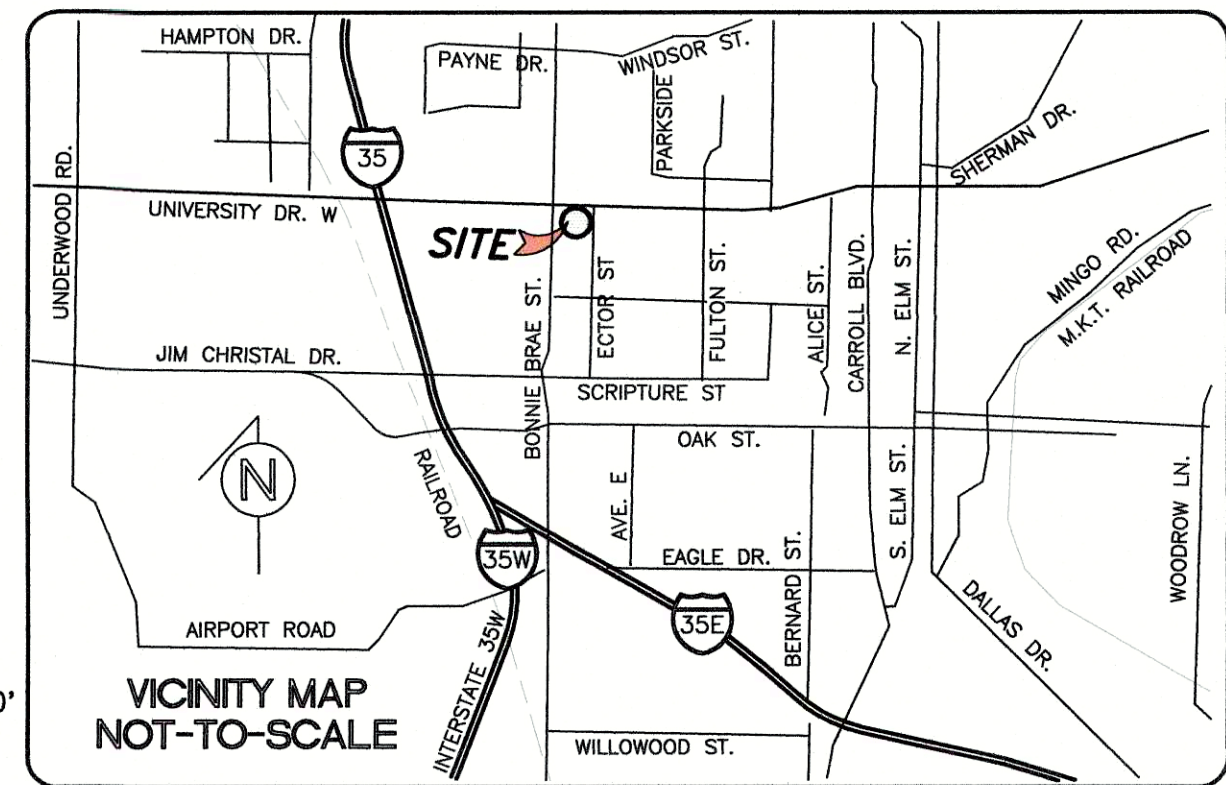
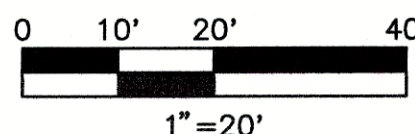


W. UNIVERSITY DR. (S.H. 380)

LEGEND

- F.H. FIRE HYDRANT
- X SET CHISELED "X" FOUND
- O.F.A. IRON ROD FOUND (SIZE AS NOTED)
- O.S.A. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UE/UT UNDERGROUND ELECTRIC OR TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- CV GVS VALVE
- W.V. WATER VALVE
- TREE
- BFR BARRIER FREE RAMP
- PERMEABLE CONCRETE PAVEMENT



SITE DATA	
SITE AREA:	2.0596 ACRES (89,715 S.F.)
ZONING DISTRICT:	NRMU (NEIGHBORHOOD RETAIL MIXED USE)
PROPOSED USE:	GROCERY / RELATED PRODUCTS
BUILDING AREA:	19,054 S.F.
PEOPLE AREA:	2,333 S.F.
F.A.R.:	1.0.238
BUILDING HEIGHT:	22.5' (1 STORY)
PARKING:	
REQUIRED: 1 SPACE/300 SF OF BUILDING AREA	64 (3 ACCESSIBLE)
PROVIDED:	72 (3 ACCESSIBLE) (8 SPACES WILL BE PERMEABLE PAVEMENT)
OFF-STREET LOADING:	
REQUIRED:	1
PROVIDED:	1
LANDSCAPE (PERVIOUS) AREA REQUIRED:	17,943 S.F. (20%)
LANDSCAPE (PERVIOUS) AREA PROVIDED:	22,840 S.F. (25.24%)
IMPERVIOUS AREA PROVIDED:	67,075 S.F. (74.76%)
ESTIMATED CONSTRUCTION TIME:	6 MONTHS

PROJECT NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
- ALL STANDARD PARKING STALLS ARE REQUIRED TO BE PAINTED WHITE IN COLOR.

APPLICANT:

ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:

BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	S 50°40'21" E	26.11'

ADP SUMMARY TABLE	
CODE REQUIREMENTS	SITE DESIGN CONSIDERATIONS
SECTION 35.13.13.4.A.3 AT LEAST 60% OF THE STREET FRONTAGE SHALL HAVE BUILDINGS WITHIN 10 FEET OF THE FRONT PROPERTY LINE	-INCREASED LANDSCAPE BUFFER ADJACENT TO W. UNIVERSITY (35') -INCREASED LANDSCAPE MATERIAL ALONG W. UNIVERSITY DRIVE & ECTOR STREET
SECTION 35.13.13.4.A.6 DEVELOPMENTS SHALL HAVE A MINIMUM FLOOR AREA OF 0.4 PLAZA & PEDESTRIAN AREAS SHALL COUNT AS FLOOR AREA FOR THE PURPOSE OF MEETING THE MINIMUM FLOOR AREA RATIO	-INCREASED LANDSCAPING PROVIDED (25.24%) -INCREASED LANDSCAPE MATERIAL ALONG W. UNIVERSITY DRIVE & ECTOR STREET
SECTION 35.13.13.4.A.10 PARKING AREAS SHALL BE LOCATED BEHIND BUILDINGS OR ON ONE OR BOTH SIDES	-INCREASED LANDSCAPE BUFFER ADJACENT TO W. UNIVERSITY (35') -INCREASED LANDSCAPE MATERIAL ALONG W. UNIVERSITY DRIVE & ECTOR STREET
SECTION 35.13.13.4.C.2 A BUILDING SHALL BE SETBACK NOT MORE THAN 15 FEET FROM THE RIGHT-OF-WAY UNLESS THE AREA IS USED FOR PEDESTRIAN ACTIVITIES SUCH AS PLAZAS OR OUTSIDE EATING AREAS	-COLORED CONCRETE PROVIDED AT FRONT SIDEWALK & PEDESTRIAN SIDEWALK TO ECTOR STREET -INCREASED TREE CANOPY AREA PROVIDED -INCREASED INTERIOR LANDSCAPE PROVIDED

SITE BENCHMARK = CENTER OF STORM DRAIN MANHOLE
LOCATED IN THE ECTOR STREET RIGHT-OF-WAY, 90.4' FEET
SOUTHEAST OF THE EASTERN MOST NORTHEAST PROPERTY
CORNER.

ELEVATION = 666.16'

ADP 16-0013

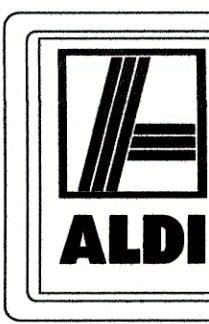
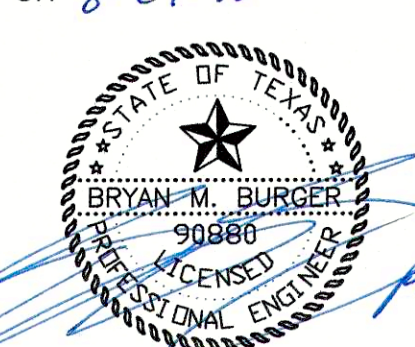
REV.	DATE	REMARKS
ALTERNATE DEVELOPMENT PLAN		
LOT 1, BLOCK 1 - ALDI-ROBERT'S ADDITION		
S.W.C. W. UNIVERSITY DR. (S.H. 380) & ECTOR ST.		
THE CITY OF DENTON, TEXAS		
BURGER ENGINEERING		17103 Preston Road, Suite 180N Denton, Texas 75248 Office: 972.630.3360 Fax: 972.630.3380 TBPE F-12997
DESIGN	DRAWN	DATE
BMB	RMP	1/16
SCALE	NOTES	FILE
	D.P.	007-095
NO.	C-3	

LOT 3, BLOCK 2
REVISED ROBERT'S ADDITION
VOL. 364, PG. 405
P.R.D.C.T.

ZONED: NEIGHBORHOOD RESIDENTIAL
MIXED USE (NRMU)
LAND USE: RESIDENTIAL



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
BRYAN M. BURGER, P.E. 90880
ON 8-27-16



VERSION 7.0 PROTOTYPE
19,054 S.F.
F.F. = 670.00

REFER TO ARCHITECT PLANS FOR EXACT BUILDING
DIMENSIONS, TRUCK DOCK & SIDEWALK DETAILS

PARKING SPACE DETAIL

