

SITE PLAN NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDINGS, ELEVATIONS, AND LANDSCAPING.
- SEE MEP PLANS FOR ALL BUILDING UTILITY CONNECTIONS.
- ALL SIGNS, MONUMENTS DUMPSTER, AND SCREENING WALLS SHALL BE PER CITY ORDINANCE SPECIFICATIONS AS SHOWN ON ARCHITECTURAL DESIGN AND DETAIL PLANS BY PRIZM ARCHITECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL DESIGN PLANS PRIOR TO CONSTRUCTION ACTIVITIES.
- EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES AND DRAIN SPOUTS SHOULD BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.
- A FIRE FOOT SIDEWALK SHALL BE PLACED ALONG BROAD STREET UNLESS DIRECTED OTHERWISE BY ENGINEERING.
- ELECTRICAL TRANSFORMERS AND TELEPHONE LINE PEDESTALS LOCATED MORE THAN FIVE (5) FEET FROM A BUILDING, GAS METERS, AND SATELLITE DISHES SHALL BE SCREENED BY A SCREENING WALL OR BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPE ADMINISTRATOR.
- SWITCH GEAR DEVICES SHALL BE SCREENED BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPE ADMINISTRATOR.

PLAT NOTES

- THE UTILITY AND ACCESS EASEMENTS IS FOR THE USE OF LOTS 1, 2, 3, 4, 5, 6, & 7. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE UTILITY AND ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- NO FENCE, SCREEN, FREE STANDING WALL, AND LANDSCAPING, SIGN OR VISUAL BARRIER OVER 2' IN HEIGHT SHALL BE LOCATED OR PLACED WITHIN THE VISIBILITY EASEMENTS OR 7'X60' TRIANGLES.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

ELEVATIONS SHOWN HEREON ARE DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

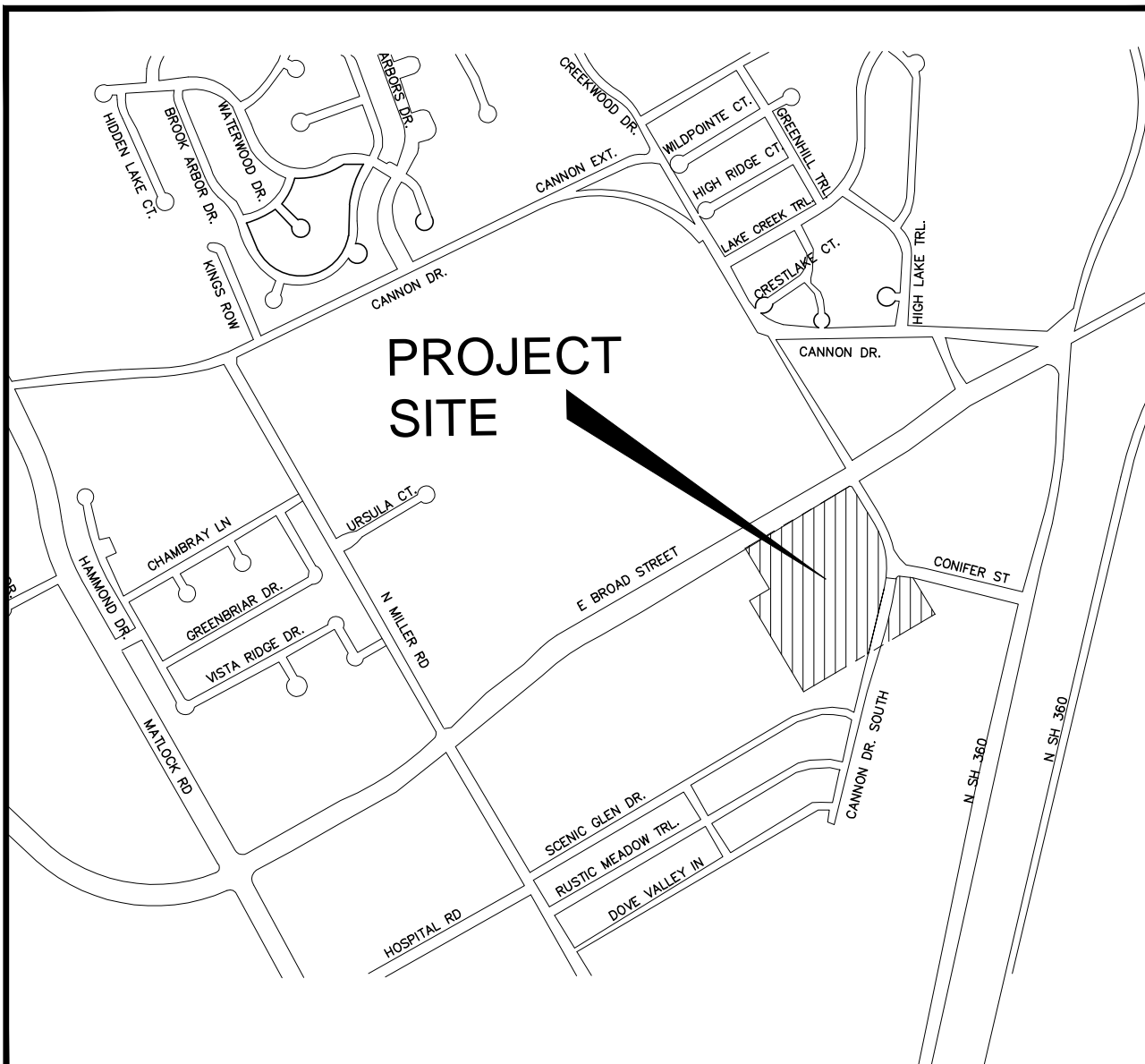
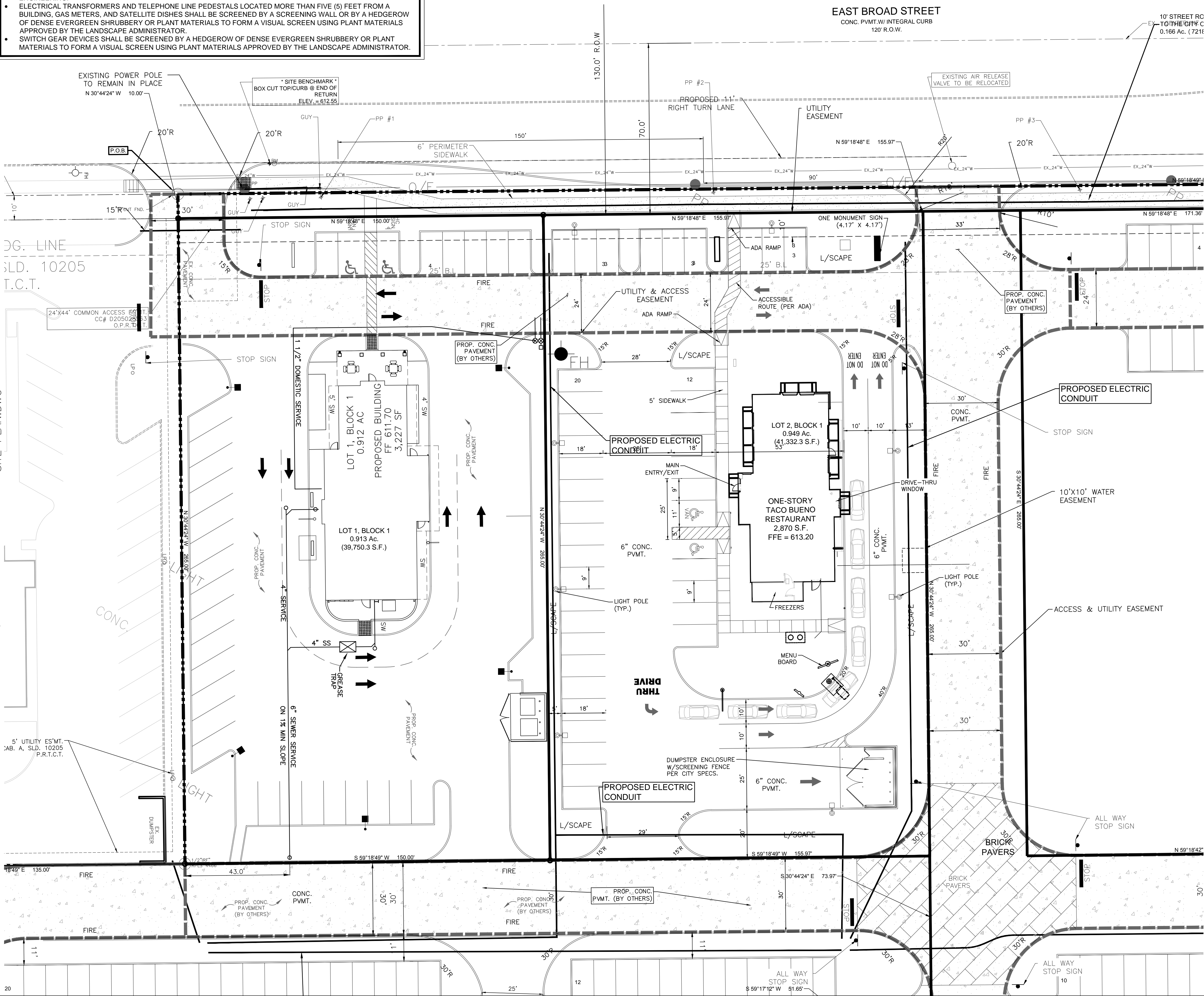
FEMA FLOOD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009

GRAPHIC SCALE

0 20' 40'

SCALE: 1" = 20'



VICINITY MAP NTS

TACO BUENO RESTAURANT SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING	PLANNED DEVELOPMENT
LAND USE	RESTAURANT
LOT AREA	41,338.44 S.F. (0.949 ACRES)
BUILDING FOOTPRINT AREA	2,870 S.F.
TOTAL BUILDING AREA	2,870 S.F.
BUILDING HEIGHT (#STORIES)	1 STORY
BUILDING HEIGHT	PER ORDINANCE
SEATING CAPACITY	72
TOTAL OCCUPANCY	96
LOT COVERAGE (%)	2,870 S.F. (6.9%)
FLOOR AREA RATIO (X:XX:1)	0.069:1
PARKING	
PARKING RATIO (RESTAURANT)	1 PER 200 S.F.
REQ'D. PARKING	15 SPACES
PARKING PROVIDED	42 SPACES
ACCESSIBLE PARKING REQ'D.	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED	9,250 S.F.
REQ'D. PARKING LOT LANDSCAPING	S.F.
ADDITIONAL INTERIOR LANDSCAPE	S.F.
TOTAL LANDSCAPE PROVIDED	9,250 S.F.
IMPERVIOUS AREA	
BUILDING FOOT PRINTS	2,870 S.F.
AREA OF SIDEWALKS PAVEMENT, ETC.	10,520 S.F.
OTHER IMPERVIOUS AREA	NONE
TOTAL IMPERVIOUS AREA	13,390 S.F.
SUM OF TOTAL L.S.+PERM+IMPERVIOUS	13,390 S.F.
TOTAL IMPERVIOUS AREA	13,390 S.F.
LESS BMP IMPERVIOUS AREA CREDIT	NONE
BILLABLE IMPERVIOUS AREA	13,390 S.F.

OWNER
TACO BUENO RESTAURANTS, LP
1605 LBJ FREEWAY
PARK WEST 1, SUITE 800
FARMERS BRANCH, TX 75234
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ENGINEER
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DEVELOPMENT PLAN TACO BUENO LOT 2, BLOCK 1, THE VILLAGE OFF BROADWAY ADDITION CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: FEBRUARY 26, 2015

1 LOT

CASE #: DS15-001

REVISIONS	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS	2/26/15	DHA

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
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FIRM REGISTRATION No. 5325



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**TACO BUENO RESTAURANT
(PLANNED DEVELOPMENT)
MANSFIELD, TARRANT COUNTY, TX**

DETAILED SITE PLAN

DRAWN BY	DHA
CHECKED BY	NMS
SCHEM. JOB No.	515-005_1B
ORIGINAL ISSUE DATE:	01/24/2015
CONSTRUCTION SET	TBD
ISSUE DATE:	TBD
SHEET	

C-2.0

FILE: SITE PLANDWG

PLotted: 2/26/2015 1:19:16 PM