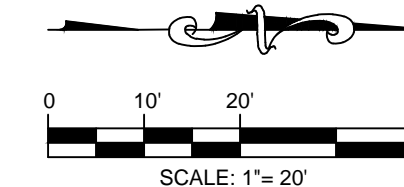


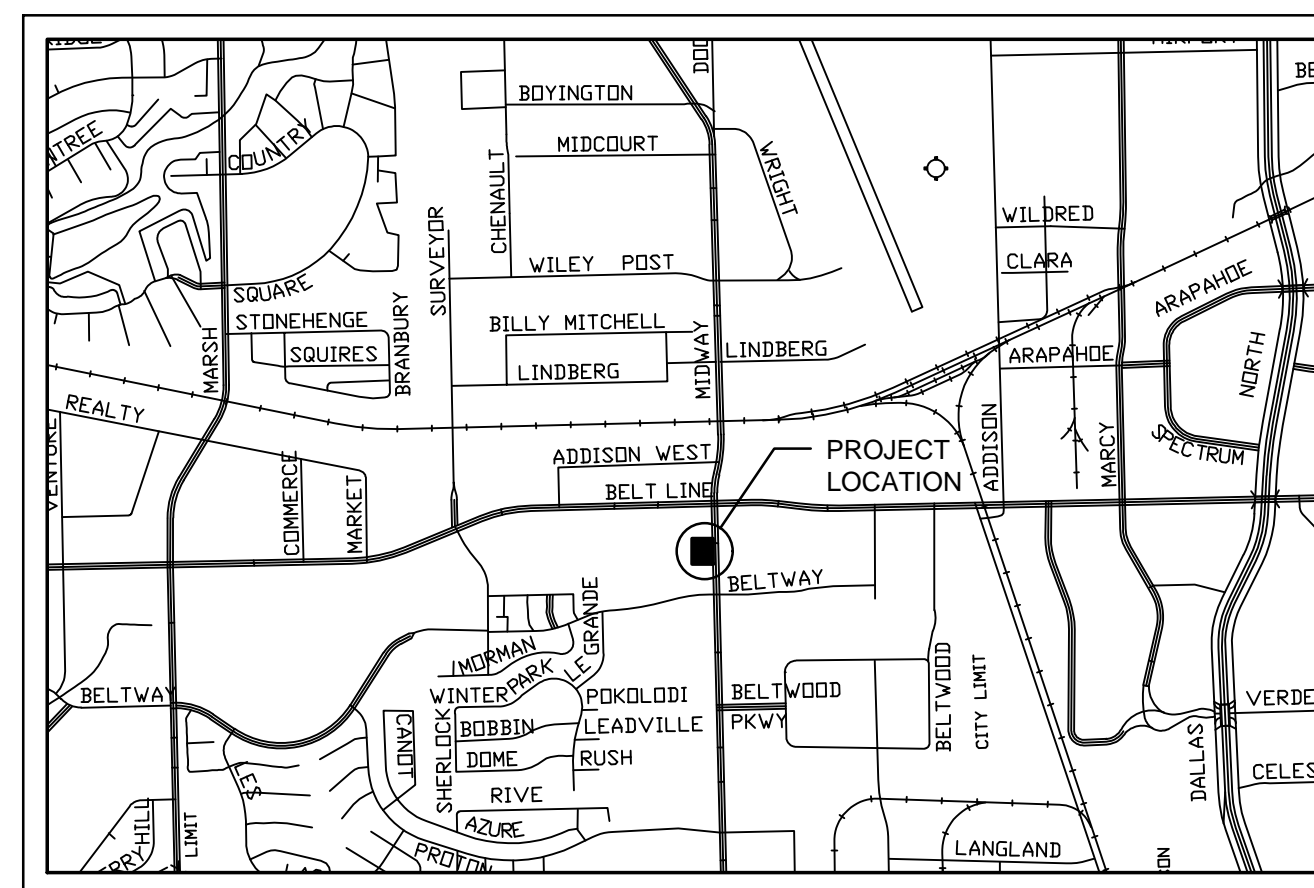
LEGEND:

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UT UNDERGROUND ELECTRIC/TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. GAS METER
- G.V. GAS VALVE
- W.V. WATER VALVE
- MH MANHOLE (TYPE AS NOTED)
- SIG. BOX TRAFFIC SIGNAL BOX
- TRANS. ELECTRIC TRANSFORMER BOX
- TOWER ELECTRIC TRANSMISSION STEEL TOWER
- CABLE UNDERGROUND CABLE MARKER
- TB TRAFFIC BOX
- EM ELECTRIC METER
- GM GAS METER
- EX. BOLLARDS EX. BOLLARDS
- PROP. EMERGENCY ACCESS BOLLARDS, GATES, OR CHAIN

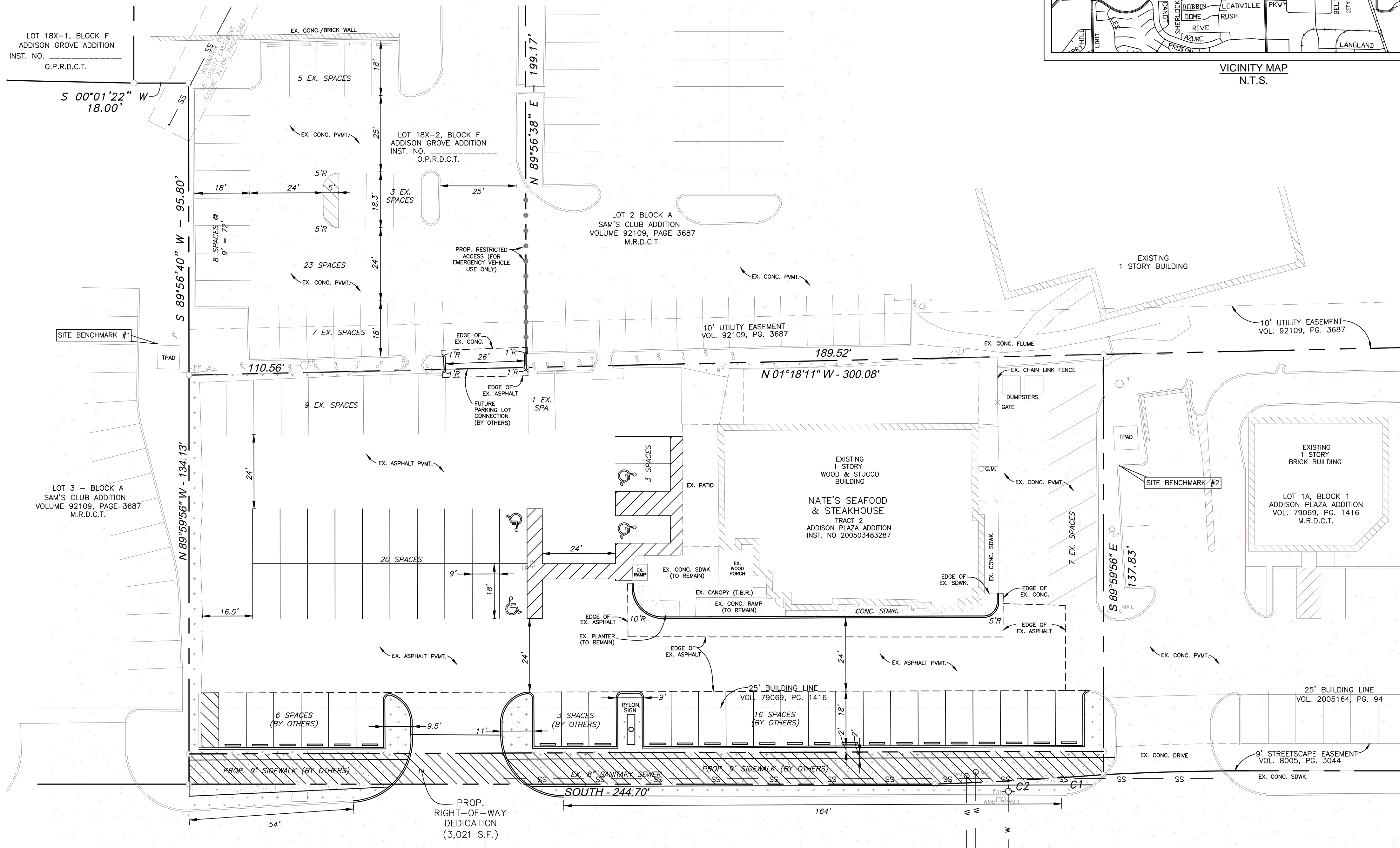


~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	908.50'	01°11'58"	19.03'	S 03°36'24" E	19.03'
C2	891.50'	02°20'13"	36.36'	S 03°02'17" E	36.36'



SITE DATA	
ZONING:	PD 446
LOT AREA:	0.9454 ACRES (41,184 S.F.)
EX. USE:	RESTAURANT
EX. BUILDING AREA:	44,900 S.F.
F.A.R.:	0.12:1
LOT COVERAGE:	95.8%
BUILDING HEIGHT:	SINGLE STORY
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F.
	4,900/100 = 49 SPACES
PARKING PROVIDED:	65 SPACES (4 H.C.)
	HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS
LANDSCAPE AREA PROVIDED:	1,712 S.F. (4.2%)
IMPERVIOUS AREA:	39,472 S.F.
WATER METERS:	1 - EX. 5/8" IRRIGATION 1 - EX. 2" DOMESTIC



PROJECT NOTES:

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 500 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.
- ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- NO FLOODPLAIN EXISTS ON THIS SITE.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY BLUE SKY SURVEYING & MAPPING, CORP.
- LINE WORK FOR EXISTING & PROPOSED CONDITIONS PROVIDED BY BURGER ENGINEERING CIVIL CONSULTANTS.
- COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

APPLICANT

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ADDISON, TX 75001
CONTACT: SHANNON HICKS, P.E.
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EMAIL: SHICKS@ADDISONTX.GOV

SITE PLAN PREPARER:

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CONTACT: JENNIFER PRAZAK, P.E.
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EMAIL: JPRAZAK@COBBFENDLEY.COM

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EMAIL: BILL.PARK@PIEDMONT-DAL.COM

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CONTACT: BRYAN BURGER, P.E.
PH: 972-630-3360
EMAIL: BBURGER@BURGERENGINEERING.COM

SURVEYOR:

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PH: 214-358-4500

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Land Surveying Firm Registration No. 10046700
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972.335.3214 | fax 972.335.3202 | www.cobbhendley.com

NATE'S SEAFOOD & STEAKHOUSE
0.9454 AC
REMAINDER OF TRACT 2
ADDISON PLAZA ADDTN
TOWN OF ADDISON, DALLAS COUNTY TX

PLANNED DEVELOPMENT AMENDMENT SITE PLAN
NATE'S SEAFOOD & STEAKHOUSE
14951 MIDWAY RD

DESIGN BY: JP	DRAWN BY: QM
DATE: October 22	JOB NUMBER: 2212-054-01
SHEET	