

3/25/2020



ERIC L. DAVIS ENGINEERING, INC.
 120 East Main Street
 Forney, Texas 75126
 F-3987
 E-Mail: ericdavis@edengineering.com
 972/564-0592 Fax 972/564-6523

PRELIMINARY SITE PLAN
 DESIGNED FOR
 ERIC L. DAVIS ENGINEERING
 OFFICE BUILDING

ADDN: ELD
 ADDRESS: 401 PINSON RD.
 DRAWN BY: JA
 FIRM REGISTRATION #: 3987

CITY: FORNEY, TEXAS
 LOT: 1R & 2R BLOCK: A REVISED
 ELD JOB NO.: OFFICES
 PLAN: CUSTOM

SCALE: 1"=30'
 SHEET C-06

TEAM INFORMATION
 OWNER: ERIC L. DAVIS
 ARCHITECT: ERIC L. DAVIS ENGINEERING, INC.
 4201 W. PARKER LANE
 FORTNEY, TEXAS 75126
 DAN WHALEN II
 (972) 246-0592
 DWHALEN@EDENGINEERING.COM
 SURVEYOR: ERIC L. DAVIS ENGINEERING, INC.
 120 E. MAIN ST.
 FORTNEY, TX 75126
 MITCH LEWANDOWSKI
 (972) 564-0592
 MLEWAND@EDENGINEERING.COM
 LANDSCAPE ARCHITECT: SEC PLANNING, LLC
 4201 W. PARKER LANE
 FORTNEY, TEXAS 75126
 CYNTHIA MCCALMONT
 (972) 246-0592
 CYNTHIAM@SECPLANNING.COM

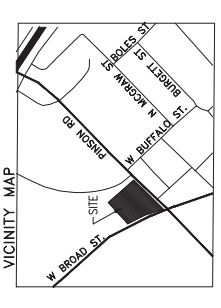
DEVELOPMENT SYNOPSIS
 GENERAL RETAIL DISTRICT
 ZONING: FRONT 25
 INTERIOR 0
 SETBACKS:
 LOT 1R & LOT 2R, BLOCK A: 2.32 ACRES / 101059 SF
 TOTAL:
 MAX STRUCT. HEIGHT: 70'
 PROVIDED HEIGHT: 32'
 LANDSCAPE BUFFERAGE: 5'
 MAXIMUM BUILDING SIZE: 35,000 SF
 BUILDING AREA: 7,957 SF / COVERAGE: 7.87%
 EXISTING: 5,130 SF / COVERAGE: 5.06%
 NEW ADD: 2,827 SF (1ST FLOOR)
 PAVED DRIVEWAY: 46,237 SF COVERAGE: 45.76%
 REMOVAL: 2,079 SF
 NEW ADD: 4,148 SF
 TOTAL LOT COVERAGE: 42.85%
 FLOOR AREA RATIO: 10.67%
 GROSS BUILDING AREA: 10,784 SF
 PARKING REQUIREMENTS: 1/300 (OFFICE)
 BUILDING GROSS AREA: 10,784 SF
 NEW ADD: 2,827 SF
 EXISTING ONE STORY: 5,130 SF

PARKING REQUIREMENTS
 REQUIRED PARKING: 36
 EXISTING PARKING: 48
 PROVIDED PARKING: 65
 REQUIRED ADA PARKING: 4
 PROVIDED ADA PARKING: 4
 PARKING SPACE: 9' x 20'
 ADA VAN SPACE: 11' x 20'
 ADA STANDARD: 8'x20'
LANDSCAPE REQUIREMENTS
 CANOPY TREE 1/30
 EXISTING: 6
 REQUIRED: TBD

PROJECT DESCRIPTION
 EXISTING AMERICAN NATIONAL BANK TO BE OCCUPIED FOR PROFESSIONAL OFFICE USE IN EXISTING BUILDING.
 PROPOSED 2 STORY ADDITION TO BE ADDED FOR ADDITIONAL PROFESSIONAL OFFICE USE. EXISTING BANK DRIVE THRU TO BE REMOVED AND REPLACED BY NEW ADDITION.

General Notes:
 1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
 2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and construction for accuracy and compliance with all applicable codes and ordinances.
 3. Builder is solely responsible for ensuring that the footprint and any other information shown here in shall be verified at permitting and construction for accuracy and compliance with all applicable codes and ordinances.
 4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.
 5. A formality is required for verification of form placement prior to construction. ELD accepts no liability where a form survey is not provided.
 6. Hydrology/hydraulic study, including detention in progress.
 7. Floodplain location to be verified by field survey.
 8. Finished floor to be a minimum of 2' above 100-year floodplain.

LEGAL DESCRIPTION
 LOTS 1R AND 2R REVISED BLOCK A, CITY OF FORNEY, TEXAS 100,878 SQFT/2.32 ACRES, SITUATED IN J. J. FERGUSON TRACT, BLOCK A-0171 CITY OF FORNEY, TARRANT COUNTY TEXAS

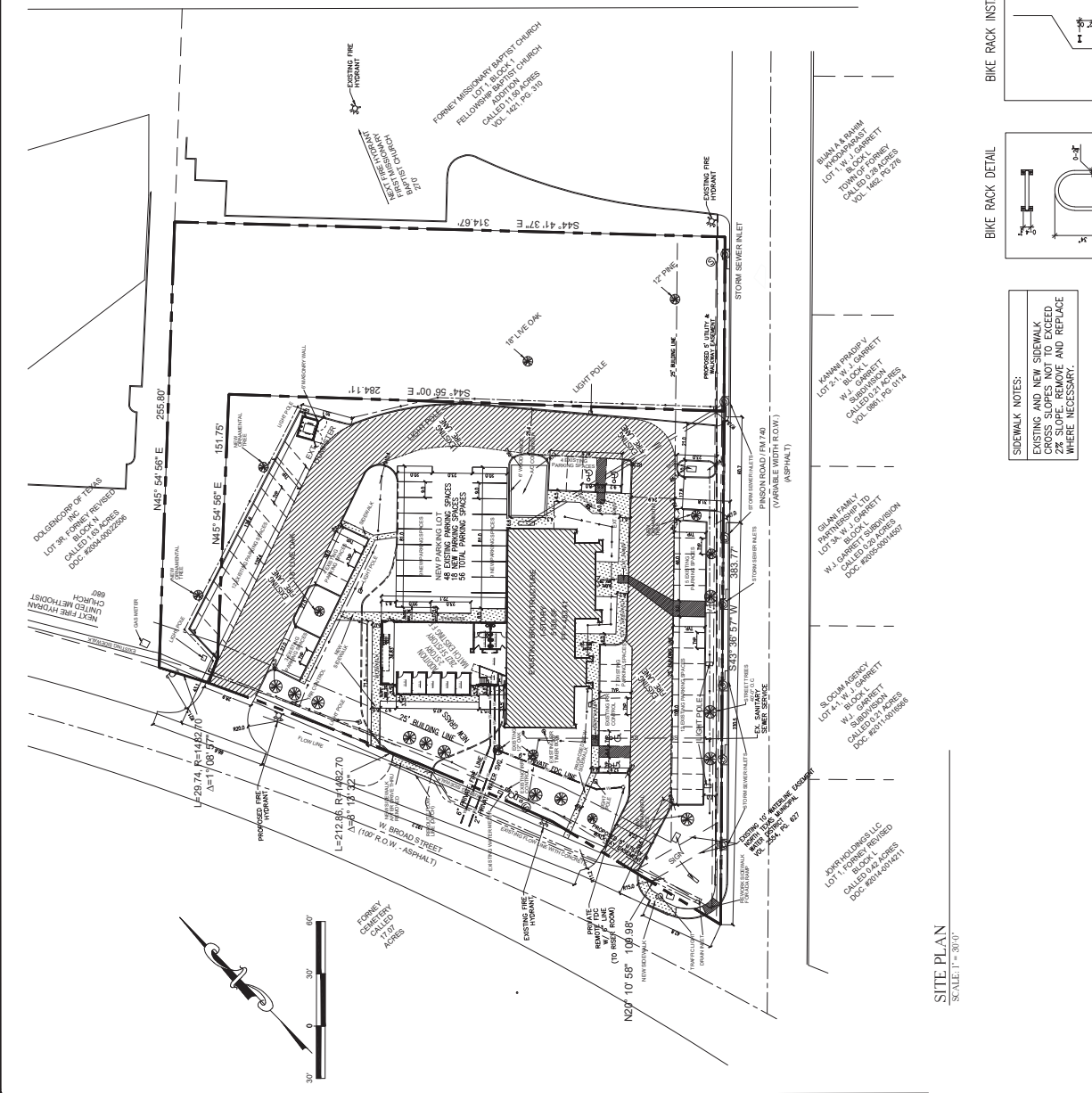
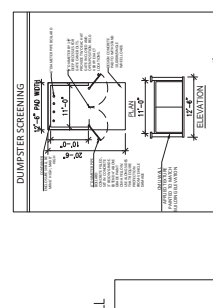
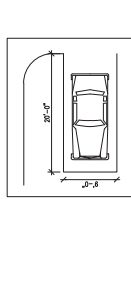


AREA CALCULATIONS

LOT AREA	101,059 SF
EXISTING SLAB COVERAGE	51,133 SF
PROPOSED SLAB COVERAGE	2,827 SF
% BUILDING COVERAGE	2.827 %
EXISTING IMP COVERAGE	46,237 SF
PROPOSED IMP COVERAGE	43,306 SF
% PRO. TOTAL IMP COVERAGE	42.85 %
DRIVEWAY/PRELAME COVERAGE	14,497 SF
% DRIVEWAY COVERAGE	14.3 %
NET REDUCTION IN PAVEMENT	2,931 SF
46,237 SF (EXISTING) - 43,306 SF (PROPOSED)	

NOTES ON EXISTING LIGHTING:
 EXISTING LIGHTING TO REMAIN.
 EXISTING SIGNS LOCATIONS & TYPES TO REMAIN

Legend:
 Fence
 Lot
 Building Line
 Easement



SIDEWALK NOTES:
 EXISTING AND NEW SIDEWALK CROSS SLOPES NOT TO EXCEED 2% SLOPE. REMOVE AND REPLACE WHERE NECESSARY.

SITE PLAN
 SCALE: 1"=30'

2/28/2020



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail eric@daviseng.com

ERIC L. DAVIS ENGINEERING
 DESIGNED FOR
AERIAL PLAN
 OFFICE BUILDING

PLAN: CUSTOM
 ELD JOB NO.:
 DRAWN BY: IA
 CITY: FORNEY, TEXAS

BUILDER: ELD
 ADDRESS: 401 N. PINSON
 LOT: 1R & 2R BLOCK: A REVISED

SCALE: 1"=30'
 SHEET 03

TEAM INFORMATION

OWNER:
 ERIC L. DAVIS
ARCHITECT:
 ERIC L. DAVIS ENGINEERING, INC.
 120 E. MAIN ST.
 FORNEY, TX 75126
 DAN WHELEN
 DWHELEN@ELDENENGINEERING.COM

LANDSCAPE ARCHITECT:
 SEC PLANNING LLC
 4201 W. PARKER LANE
 BUILDING A, SUITE 220
 AUSTIN, TEXAS 78727
 CHRIS A. MCCALLUM
 CYNTHIA@SECPLANNING.COM

ENGINEER:
 ERIC L. DAVIS ENGINEERING, INC.
 120 E. MAIN ST.
 FORNEY, TX 75126
 MITCH LEMMOND
 MLEMOND@ELDENENGINEERING.COM

DEVELOPMENT/STUDIOS:
 GENERAL RETAIL DISTRICT
 SETBACKS: FRONT 25
 SIDE 10
 INTERIOR 0

LOT AREAS
 LOT 1R, BLOCK A: 1.4473 ACRES / 63,045 SF
 LOT 2R, BLOCK A: 0.8603 ACRES / 37,088 SF
TOTAL: 2.2976 ACRES / 100,128 SF

MAX STRUCT. HEIGHT: 70'
MIN. LOT COVER: 25%
LANDSCAPE BUFFER: 25'
MAXIMUM LOT COVERAGE: 50%
MAXIMUM BUILDING SIZE: 35,000 SF
BUILDING AREA: 7,957 SF / COVERAGE 23%
NEW ADD: 2,827 SF

PAVING AREA: 41,472 SF / COVERAGE 41%
EXISTING: 38,571 SF
REMOVAL: 3,196 SF
NEW: 4,705 SF
TOTAL LOT COVERAGE: 48%

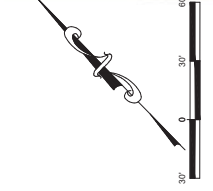
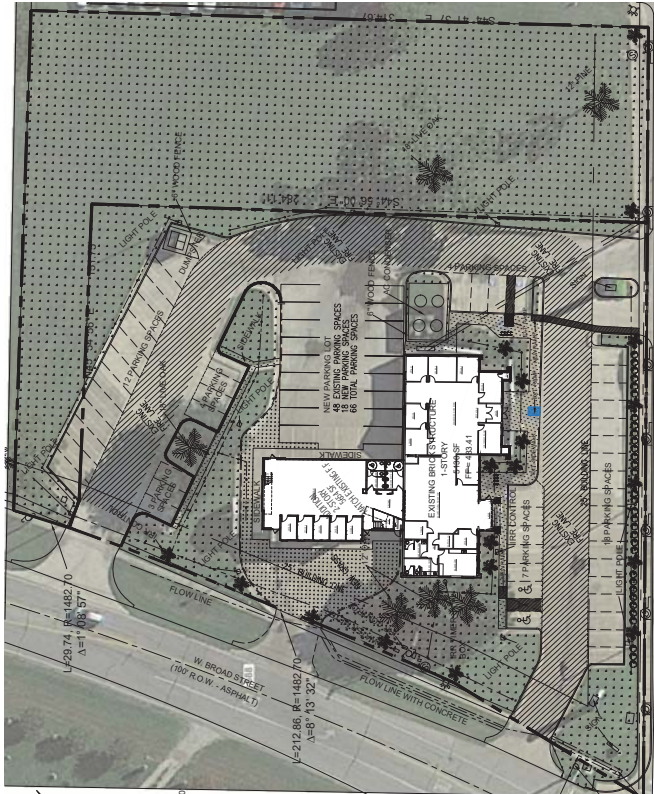
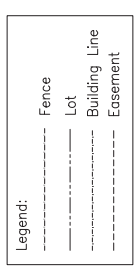
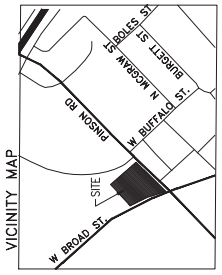
PARKING REQUIREMENTS: 1,500 (OFFICE)
BUILDING GROSS AREA: 11,014 SF
REQUIRED PARKING: 36
EXISTING PARKING: 4
ADDITION PARKING: 18
PROVIDED PARKING: 66
REQUIRED ADA PARKING: 4
PROVIDED ADA PARKING: 4
PARKING SPACE: 9' X 20'
ADA VAN SPACE: 11' X 20'
ADA STANDARD: 8' X 20'

LANDSCAPE REQUIREMENTS
CANOPY TREE 1/30'
EXISTING: 6
REQUIRED: 180

PROJECT DESCRIPTION
 EXISTING AMERICAN NATIONAL BANK TO BE OCCUPIED FOR PROFESSIONAL OFFICE USE IN EXISTING BUILDING.
 PROPOSED 2 STORY ADDITION TO BE ADDED FOR ADDITIONAL PROFESSIONAL OFFICE USE. EXISTING BANK DRIVE THRU TO BE REMOVED AND REPLACED BY NEW ADDITION.

LEGAL DESCRIPTION

LOTS 1R AND 2R REVISED BLOCK A, CITY OF FORNEY, 100.878 SQFT/2.32 ACRES, SITUATED IN J. GREGG SURVEY A-0171 CITY OF FORNEY, KAUFMAN COUNTY TEXAS



PROPERTY
 OWNERS
 ACRES

AERIAL PLAN
 SCALE 1"=30'

EL PINSON STREET OFFICES
 618 PINSON RD.
 FORTNEY, TX 75106

EXTERIOR ELEVATIONS		TEAM INFORMATION	
MEANS DRAWING	EXTERIOR ELEVATIONS	ARCHITECT	EROL DAVIS ENGINEERING, INC.
DATE	DATE	ENGINEER	EROL DAVIS ENGINEERING, INC.
PROJECT NO.	PROJECT NO.	PROJECT NO.	101 E. MAIN ST.
CLIENT	CLIENT	ADDRESS	FORTNEY, TX 75106
DATE	DATE	PHONE	972.584.4589
DATE	DATE	FAX	972.584.4592
DATE	DATE	WEBSITE	WWW.EROLDAVIS.COM

