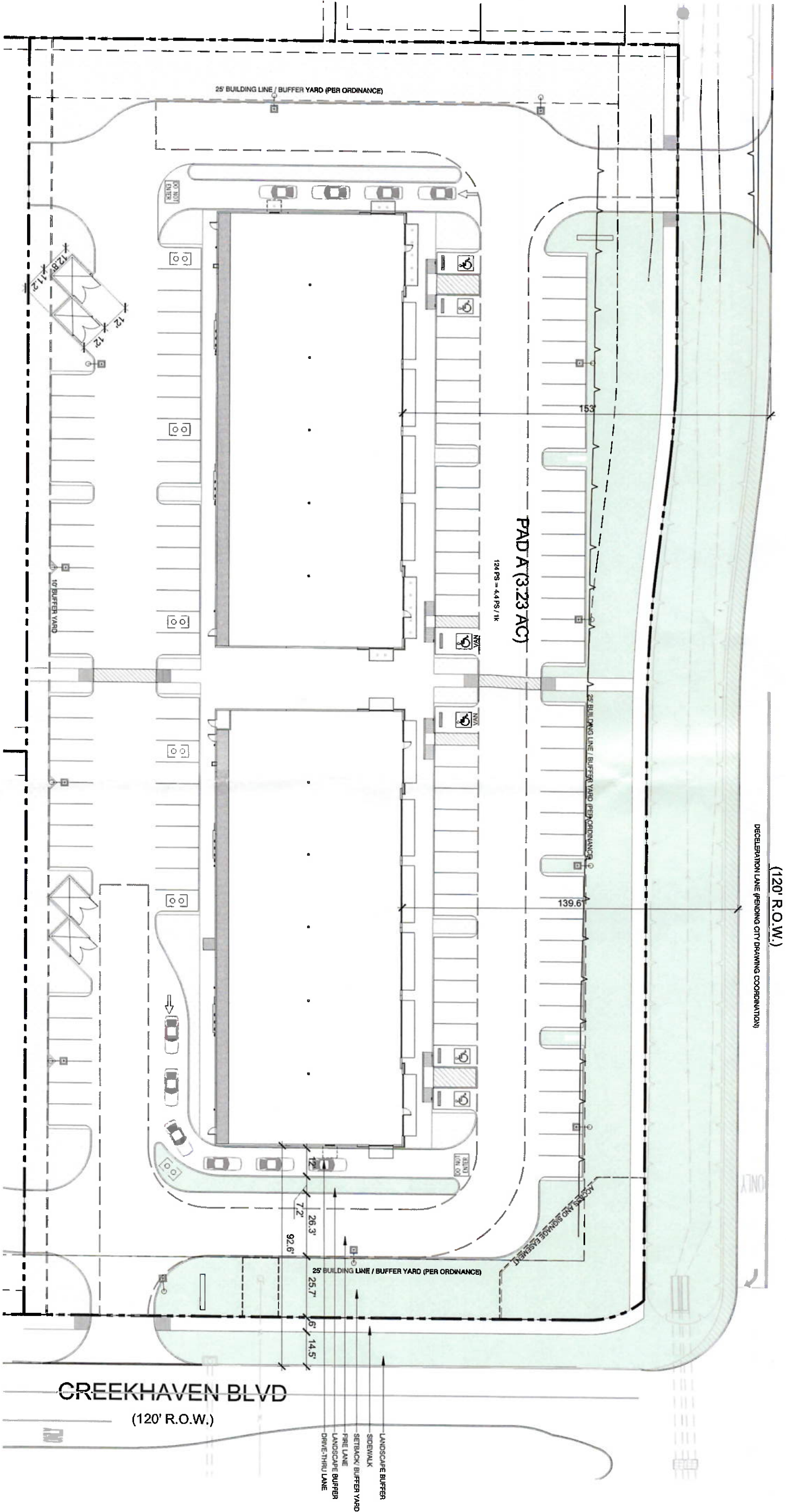




DATA TABLE:

SITE AREA	PAD A (+/- 3.23) NORTH (+/- 6.44 AC)
JURISDICTION	IOWA COLONY, TEXAS
ZONING	DEVELOPMENT AGREEMENT

GENERAL NOTES :

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED.
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS, DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.

SCHEMATIC DRAWINGS

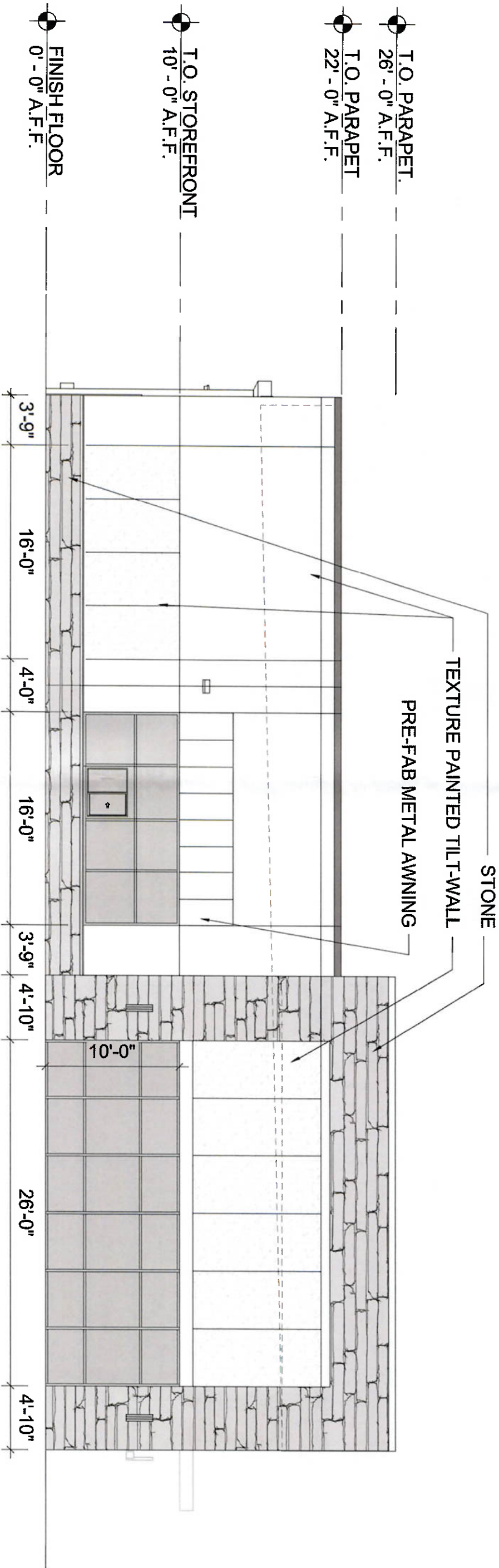
March 7, 2025

COMMERCIAL DEVELOPMENT
VALLEY VISTA DR @ CREEKHAVEN BLVD
IOWA COLONY, TX

24037-01_SITE.dwg 3:11 AM

SCALE : 1" = 40'-0"





NOTES:

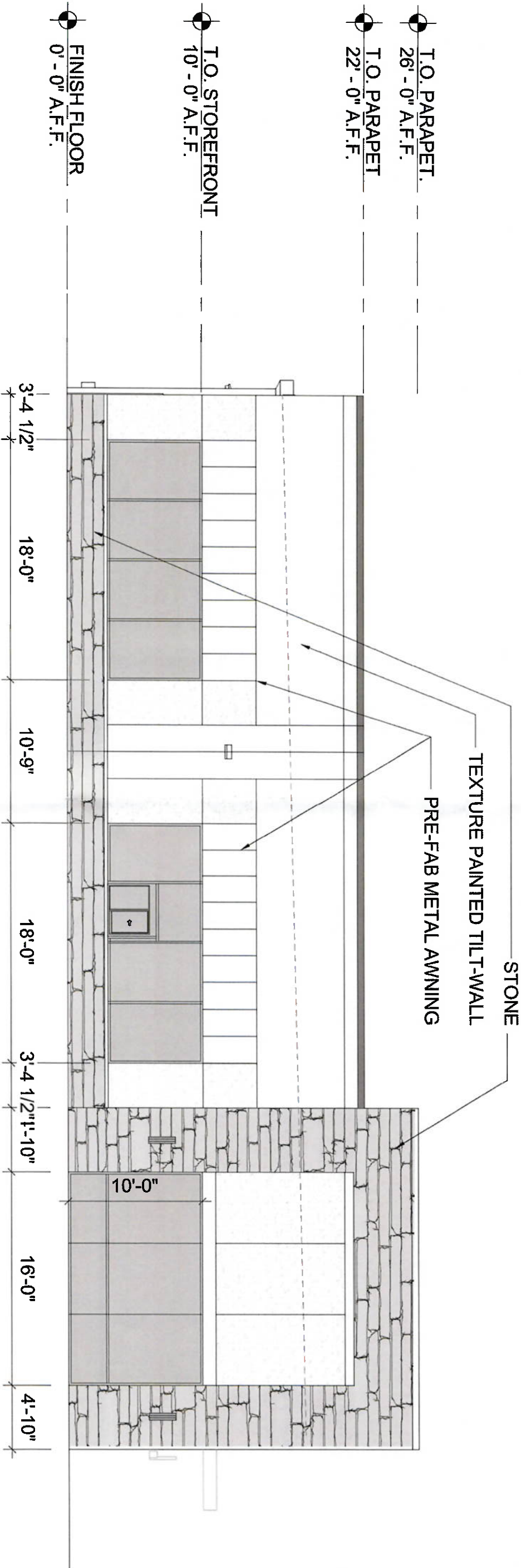
Exterior Wall Area: 79 LF

Transparency Required: 65% = 51 LF

Transparency Provided: 53% = 42 LF

CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass

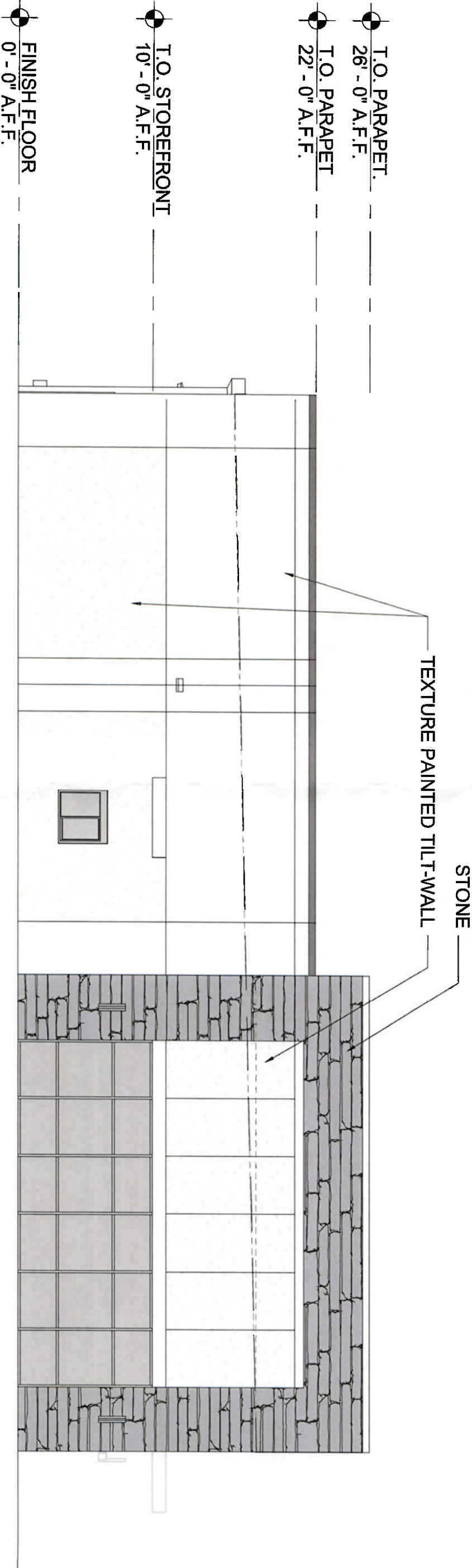


NOTES:

Exterior Wall Area: 79 LF
Transparency Required: 65% = 51 LF.
Transparency Provided: 65% = 52 LF.

CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass



NOTES:

- Exterior Wall Area: 79 LF
- Transparency Required: 65% = 51 LF.
- Transparency Provided: 38% = 30 LF.