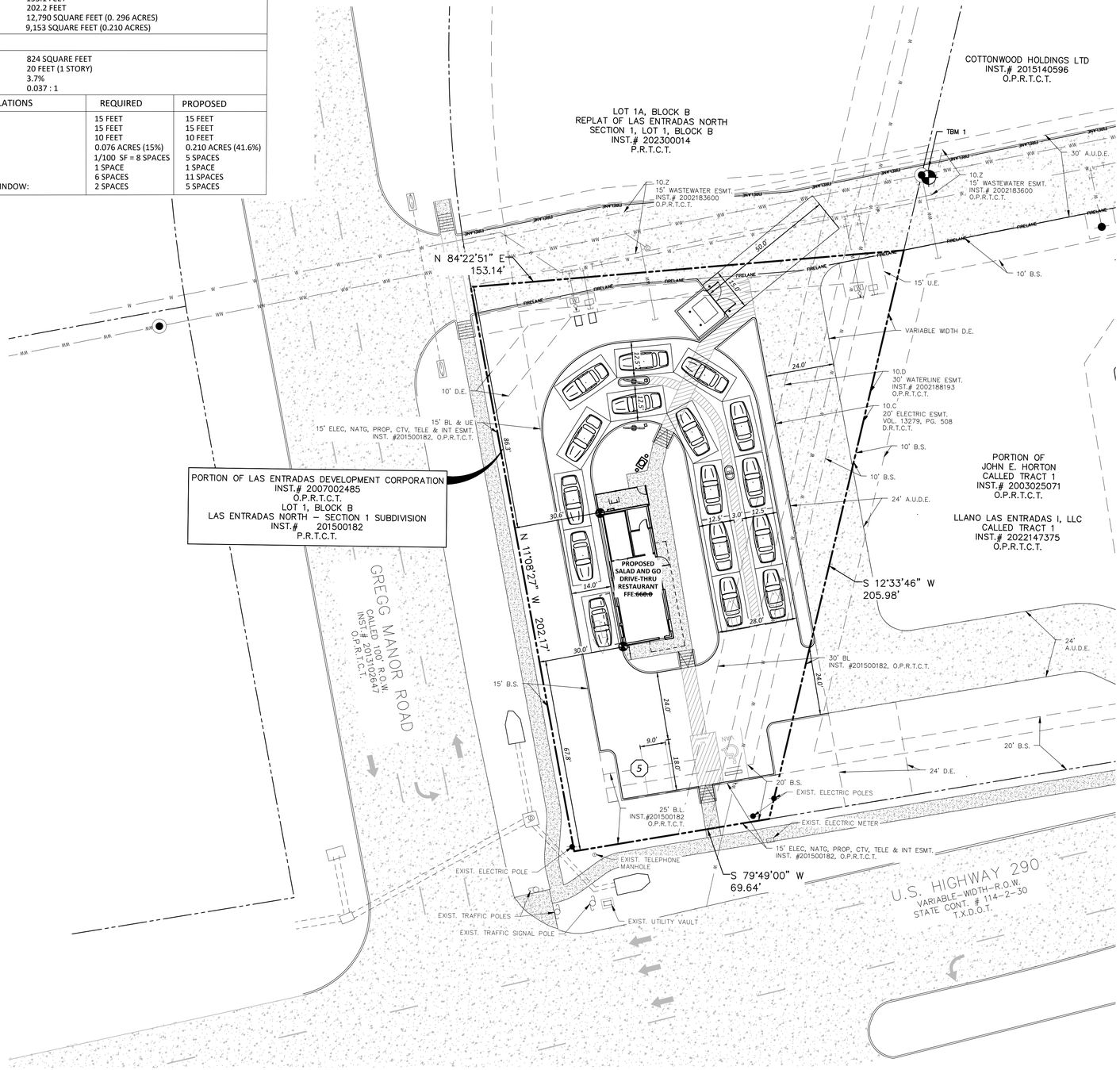
SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT LAS ENTRADAS NORTH - SECTION 1 SUBDIVISION LOT 1 BLOCK B	
GENERAL	
EXISTING ZONING:	LIGHT COMMERCIAL (C-1)
PROPOSED ZONING:	LIGHT COMMERCIAL (C-1)
CURRENT USE:	VACANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
OVERALL SITE	
GROSS SITE AREA:	0.506 ACRES (22,023 SQUARE FEET)
SITE FRONTAGE:	67.8 FEET
SITE WIDTH:	153.1 FEET
SITE DEPTH:	202.2 FEET
IMPERVIOUS COVER:	12,790 SQUARE FEET (0. 296 ACRES)
PERVIOUS COVER:	9,153 SQUARE FEET (0.210 ACRES)
BUILDING DATA	
BUILDING AREA:	824 SQUARE FEET
BUILDING HEIGHT:	20 FEET (1 STORY)
BUILDING COVERAGE:	3.7%
FLOOR:AREA RATIO	0.037 : 1

PROPERTY DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED
FRONT SETBACK:	15 FEET	15 FEET
SIDE SETBACK:	15 FEET	15 FEET
REAR SETBACK:	10 FEET	10 FEET
LANDSCAPE AREA:	0.076 ACRES (15%)	0.210 ACRES (41.6%)
PARKING SPACE:	1/100 SF = 8 SPACES	5 SPACES
ADA PARKING SPACES:	1 SPACE	1 SPACE
QUEUING BEFORE ORDER BOX:	6 SPACES	11 SPACES
QUEUING ORDER BOX TO PICKUP WINDOW:	2 SPACES	5 SPACES



BENCHMARK
ALL ELEVATIONS ARE BASED ON NAVD (88) DATUM, (GEOID 18). BEARINGS ARE BASED ON THE TXCS, '83, CZ.

TBM A
BEING AN MAG NAIL WITH METAL WASHERSTAMPED "JPH BENCHMARK" SET IN CONCRETE LOCATED ON THE NORTH SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM GREGG MANOR ROAD, APPROXIMATELY 27 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION 546.48 FEET, NAVD 88.

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48453C0480J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- PROP. GRADE BREAK
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- BUILDING CORNERS
- EXIST. TREE
- EXIST. SIDEWALK
- PROP. SIDEWALK
- EXIST. OVERHEAD POWER
- PROP. MENU BOARD

NOTES

1. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
2. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
4. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

OWNER
ESCATADO INTERESTS, LLC
2800 GUILDER DRIVE
PLANO, TEXAS 75074

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

CAUTION: OVERHEAD ELECTRIC
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISIONS	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: AHG
DATE: MAY 2023 | CHECKED BY: RJA
JOB NO.: 17007-0111-00 | DRAWN BY: HTF

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA
P.E. Serial No.: 137832
Date: MAY 2023

SALAD AND GO - MANOR - HIGHWAY 290 AND GREGG MANOR
GREGG MANOR ROAD, TX, 78653

SITE PLAN
LOT 1, BLOCK B
LAS ENTRADAS NORTH - SECTION 1 SUBDIVISION
GREGG MANOR ROAD, TX, 78653

SHEET NO. 7
OF 21

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K:\17007\17007-0111-00 Salad and Go – HWY 290 and Gregg Manor –\2 Design Phase\CAD\Plans\Site\17007-0111 SITE PLAN.dwg ag3: May 10, 2023