

LOT 4A, BLOCK AB174
SIGNATURE CENTER
VOLUME 9226, PAGE 5533
D.R.D.C.T.
FAIRWAY CAPITAL PARTNERS, LTD.
VOL. 9300, PAGE 546
D.R.D.C.T.
DALLAS CAD PARCEL ID:
008174000A040000

LOT 4F, BLOCK AB174 WENDY'S
SIGNATURE CENTER
VOL. 99157, PGS. 62
M.R.D.C.T.
FAIRWAY CAPITAL PARTNERS, LTD.
VOL. 9300, PAGE 5464 D.R.D.C.T.
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ACCESS EASEMENT
VOLUME 9305, PAGE 5530
M.R.D.C.T.

LOT 4B, BLOCK AB174
ROSTLAND SUBDIVISION NO. 3
VOLUME 9879, PAGE 168
D.R.D.C.T.
2022-1 DALLAS PRESTONWOOD MP
INSTRUMENT NO. 202200314967
D.P.R.D.C.T.
DALLAS CAD PARCEL ID:
008174000A040000

LOT 4D, BLOCK AB174
ROSTLAND SUBDIVISION NO. 3
VOLUME 9275, PAGE 168
D.R.D.C.T.
FAIRWAY CAPITAL PARTNER, LTD.
VOLUME 8592, PAGE 432
D.P.R.D.C.T.
DALLAS CAD PARCEL ID:
008174000A040000

10' LONE STAR
GAS EASEMENT
VOLUME 93161, PAGE 5545
D.R.D.C.T.

10' LONE STAR
GAS EASEMENT
VOLUME 93161, PAGE 5545
D.R.D.C.T.

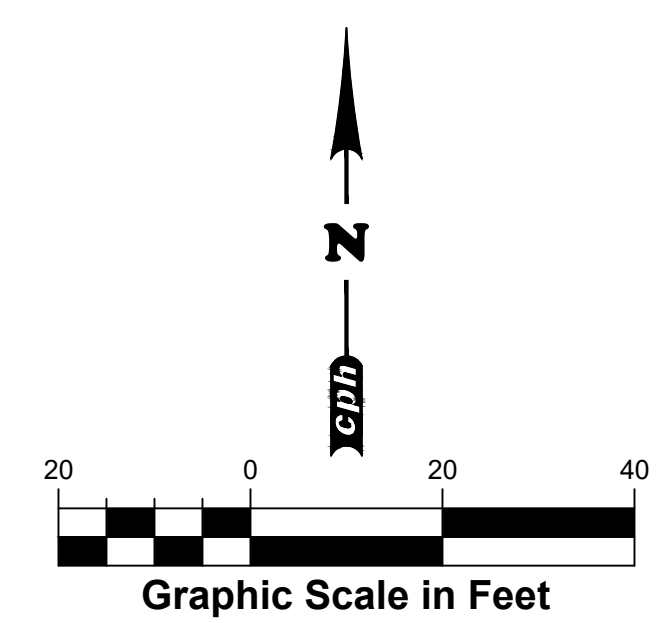
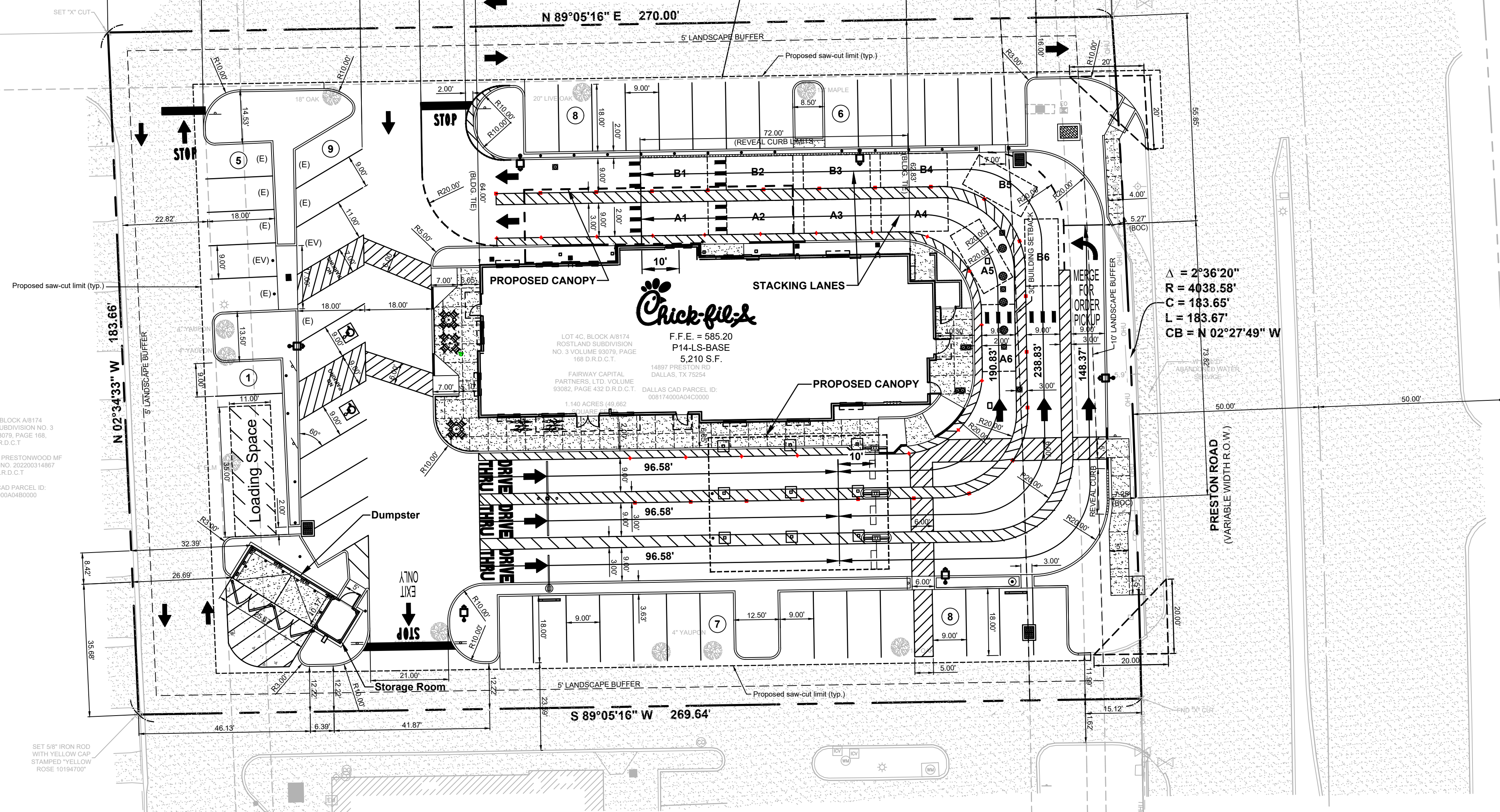
10' UNDERGROUND
DRAINAGE EASEMENT
VOLUME 92075, PAGE 168
M.R.D.C.T.

10' TELEPHONE EASEMENT
VOLUME 78222, PAGE 1420
D.R.D.C.T.

10' STREET EASEMENT
VOLUME 82683, PAGE 2627
D.R.D.C.T.

10' SANITARY SEWER EASEMENT
VOLUME 84029, PAGE 1418
M.R.D.C.T.

72" ALDICE EASEMENT
VOLUME 8086, PAGE 218
D.R.D.C.T.



SITE DATA

STATEMENT OF INTENT
PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROGRAM IMPROVEMENTS WILL INCLUDE CONSTRUCTING A NEW BUILDING, DUAL LANE DRIVE THRU WITH CANOPY AND ENTRANCE DRIVE RELOCATION. EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 14897 PRESTON ROAD, DALLAS, TEXAS 75254
CHICK-FIL-A SITE AREA: 1.14 AC.± (49,662 S.F. ±)

ZONING: PD-272 (TR-C)
PARCEL ID: 008174000A040000

BUILDING INFORMATION

EXISTING CONDITION:
EXISTING BUILDING AREA: 3,641 S.F.
EXISTING FLOOR AREA RATIO: .0733
NUMBER OF STORIES: 1
PROPOSED CONDITION:
PROPOSED BUILDING AREA: 5,210 S.F.
LOT COVERAGE: 5,210 S.F. ÷ 1,306 S.F. = 1,732 S.F. ÷ 49,662 = 16.61%
PROPOSED FLOOR AREA RATIO: .1049
NUMBER OF STORIES: 1
BUILDING HEIGHT: 21'-4"

LAND COVERAGE SUMMARY

EXISTING CONDITION:	
IMPERVIOUS AREA:	45,600 S.F.
OPEN SPACE:	4,062 S.F.
TOTAL:	49,662 S.F.
PROPOSED CONDITION:	
IMPERVIOUS AREA:	45,218 S.F.
OPEN SPACE:	4,444 S.F.
TOTAL:	49,662 S.F.
MAXIMUM LOT COVERAGE ALLOWED = 40% FOR TRACTS A, C, D.	

BUILDING SETBACKS	
FRONT (EAST)	30'
SIDE (NORTH)	0'
SIDE (SOUTH)	0'
REAR (WEST)	0'

LANDSCAPE BUFFER	
FRONT (EAST)	10'
SIDE (NORTH)	5'
SIDE (SOUTH)	5'
REAR (WEST)	5'

PARKING INFORMATION

EXISTING CONDITION:	
REGULAR:	41 SPACES
ADA:	3 SPACES
TOTAL:	44 SPACES

PROPOSED CONDITION:	
REGULAR:	33 SPACES
EV SPACE:	2 SPACES
E CAPABLE:	7 SPACES
HANDICAP:	2 SPACES
TOTAL:	44 SPACES

REQUIRED PARKING: 1 SPACE PER TWO HUNDRED (200) SF OF FLOOR AREA ABOVE 2,500 SQUARE FEET
(5,210 ÷ 2500 = 2,710 / 200) = 14 SPACES
ADA: 2 ADA SPACES REQUIRED (1 VAN ACCESSIBLE)

EV = ELECTRIC VEHICLE PARKING SPACE
E = FUTURE EV SPACE

BICYCLE PARKING REQUIRED: 1 SPACE PER 25 PARKING SPACES
44 PROPOSED SPACES / 25 = 2 SPACES REQUIRED
PROVIDED: 4

GENERAL NOTES

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
- ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
- ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY CFA SIGN VENDOR UNLESS OTHERWISE NOTED.
- ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
- ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
- TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA. REFER ARCHITECT PLANS.
- EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
- ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
- SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC, CPH CONSULTING, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
- ALL STRIPING ON CONCRETE PAVEMENT SHALL BE YELLOW AND ALL STRIPING ON ASPHALT SHALL BE WHITE UNLESS OTHERWISE SPECIFIED.

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- | | | |
|----------|---|--|
| A | HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
R7-8; 12' X 18" (TYP.) | |
| B | HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)
6' X 12" (TYP.) | |
| C | "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)
R7-8P; 6' X 12" (TYP.) | |
| D | "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)
R5-1; 24" X 24" (TYP.) | |
| E | STOP SIGN (SEE SIGNAGE PACKAGE)
R1-1; 30" X 30" (TYP.) | |
| F | CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE) | |
| G | FLAG POLE (SEE SIGNAGE PACKAGE) | |
| H | EXISTING CFA PYLON SIGN TO REMAIN | |
| I | DIGITAL DRIVE-THRU MENU BOARDS | |

SITE LEGEND

- ② = PARKING SPACE PER ROW
- ②.5 = DETAIL NUMBER
- ②.5 = SHEET NUMBER
- ☐ = LIGHT POLE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Building Better Communities Together

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State of Texas Licenses:
Engineer No. F-4630
Architect No. BR19
Landscape No. BR19

JASON L. TOOLE, P.E.
154178

This item has been digitally signed and sealed by Jason L. Toole, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
Preston & Beltline
14897 Preston Road
Dallas, Dallas County, Texas
75254

FSR#00861

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # C291175

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DATE 8/21/2025

DRAWN BY CPH Consulting, LLC

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SHEET DEVELOPMENT PLAN

SHEET NUMBER

C1.01