

SITE PLAN

URBAN GARAGES
CITY OF MELISSA, TEXAS

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.

Engineer: ALEX W. STASUBLE, P.E.

P.E. Seal No.: 142508

Date: MARCH 2025

SCALE:	AS SHOWN
DATE:	MARCH 2025
JOB NO.:	29024-0001-01
DESIGNED BY:	MWS
CHECKED BY:	MWS
04/24/25	04/24/25


Quipity
 29024-0001-01
 29024-0001-01
 29024-0001-01

[illegible]

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ALL PARKING ISLAND PAVI ARE 3' UNLESS OTHERWISE NOTED.

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

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SITE DATA	
LOT AREA:	5.77 ACRES (251,673 SQ. FT.)
EXISTING ZONING:	AG
PROPOSED ZONING:	PD
BUILDING AREA:	76,680 SQ. FT.
FLOOR/AREA RATIO:	0.31
PARKING REQUIRED:	257 SPACES
PARKING PROVIDED:	
SURFACE PARKING:	252 SPACES
ACCESSIBLE PARKING:	10 SPACES
TOTAL PARKING:	262 SPACES

LANDSCAPE ARCHITECT

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: JORDAN KAYLOR

CIVIL ENGINEER

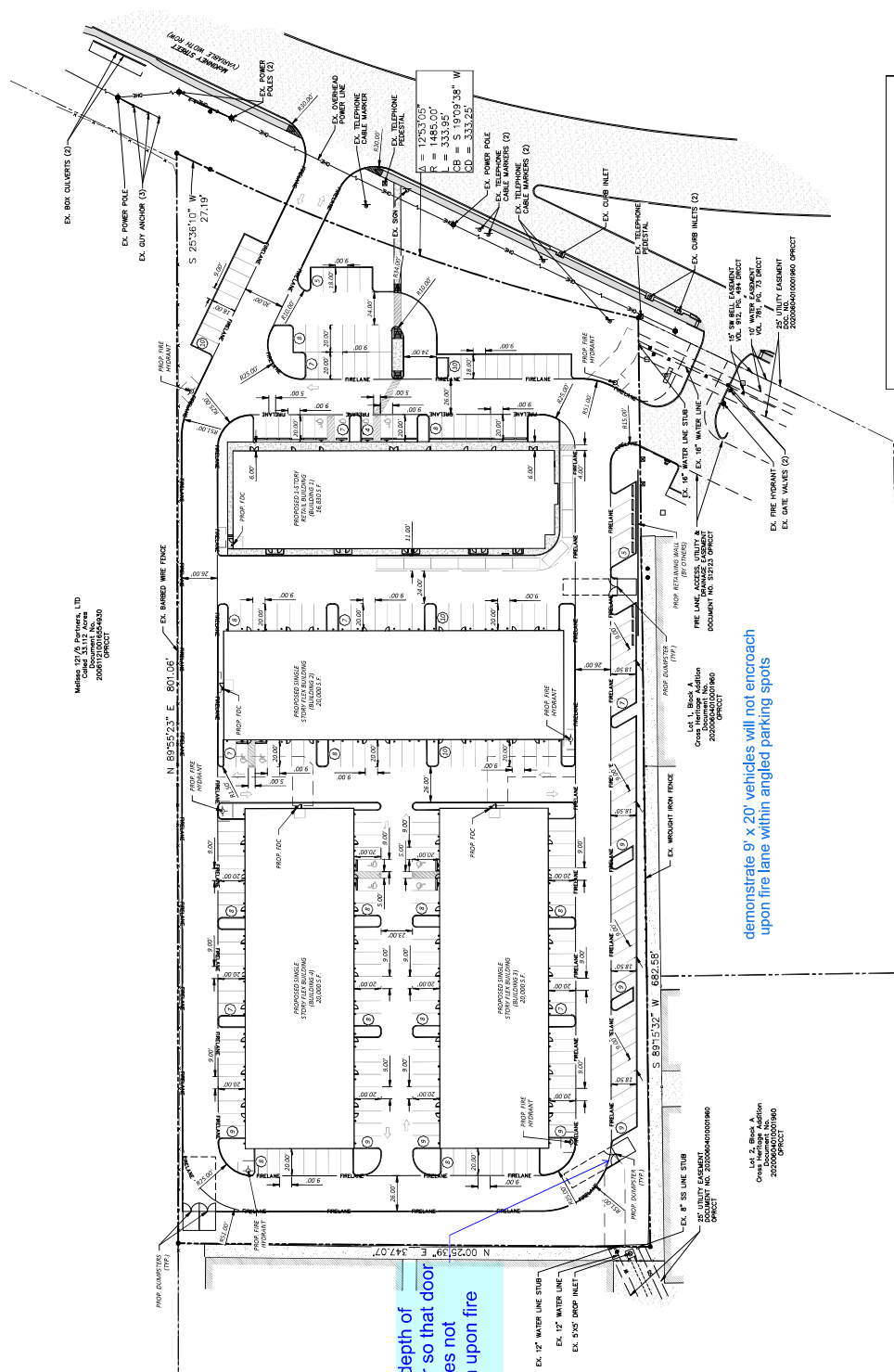
QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE C
PLANO, TEXAS 75093
TEL (972) 265-7174
CONTACT: ALEK W. STRIMPLE, P.E.

ARCHITECT

ATRIECON SDG, LLC
P.O. BOX 700856
SAN ANTONIO, TEXAS 78270
TEL (210) 420-0635
CONTACT: LAURA DUNCAN

OWNER/DEVELOPER

URBAN GARAGES MELISSA, LLC
6136 FRISCO SQUARE, SUITE 400
FRISCO, TX 75034
TEL (469) 252-1123
CONTACT: CARL FLEMING



Deepen depth of
dumpster so that door
swing does not
encroach upon fire
lane

demonstrate 9' x 20' vehicles will not encroach upon fire lane within angled parking spots