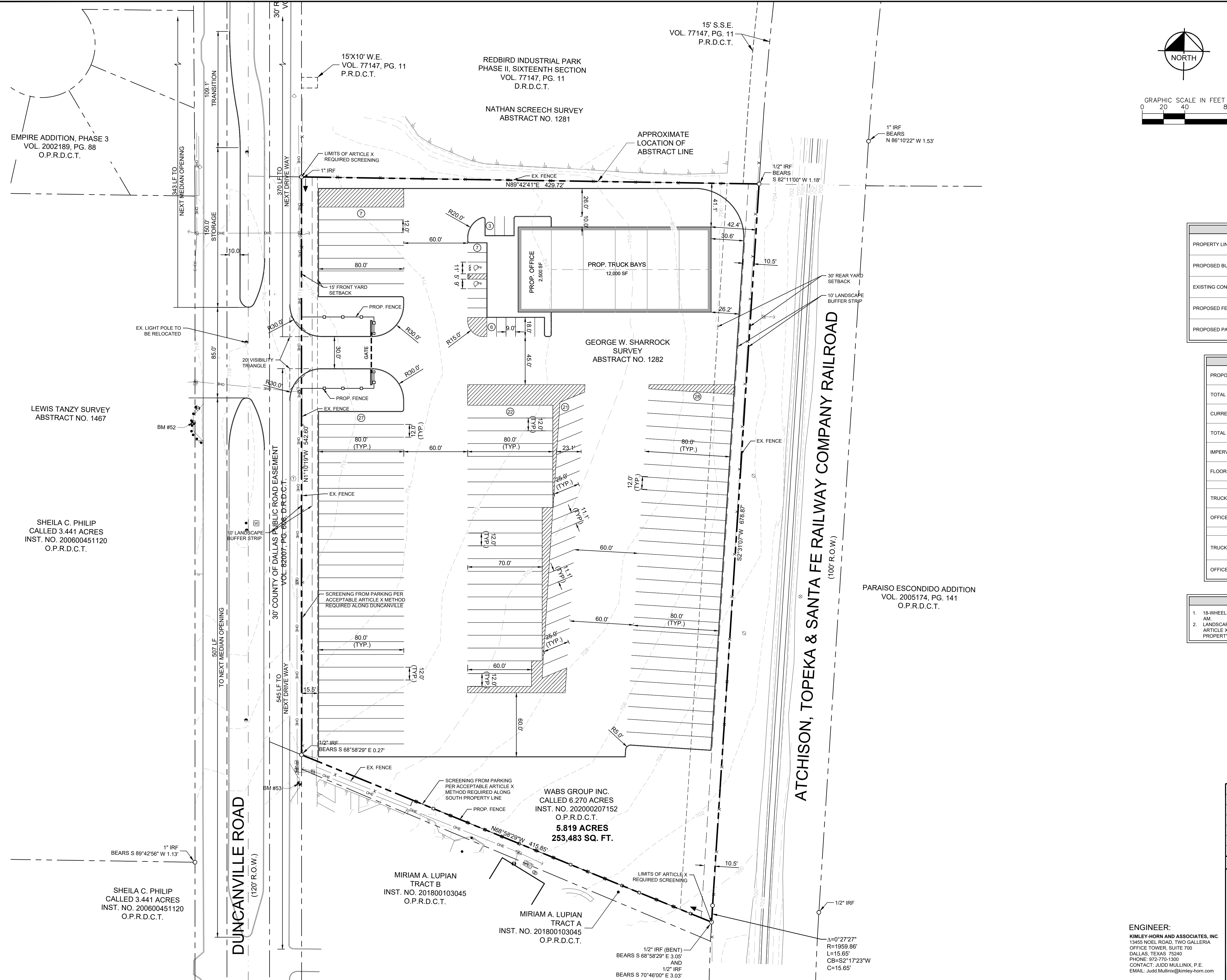
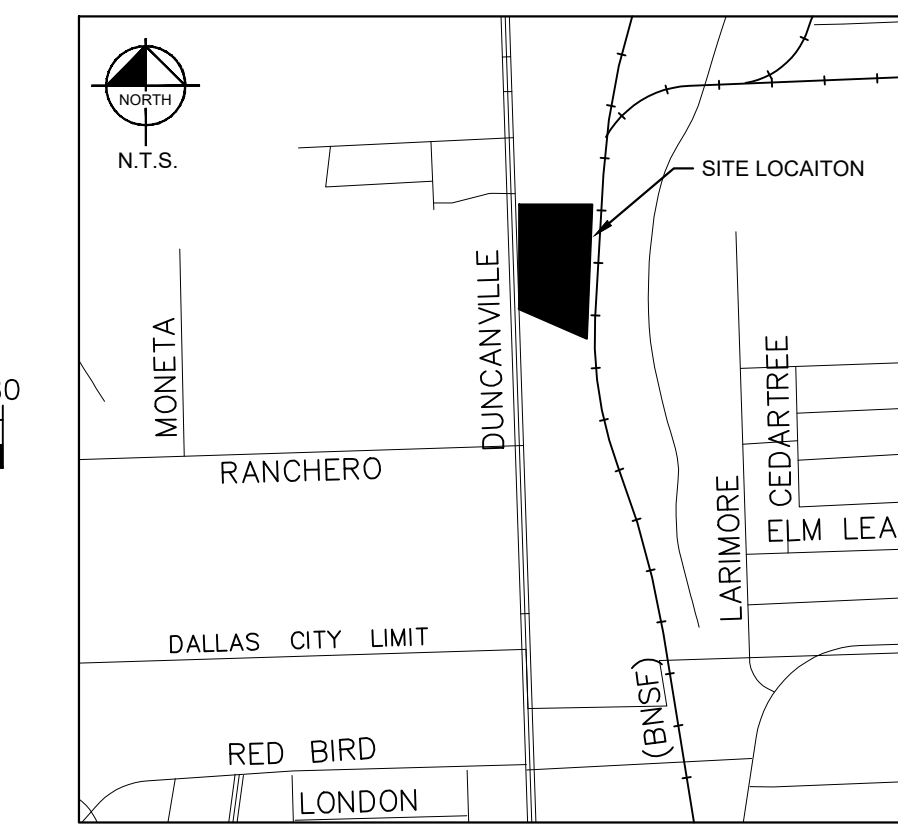


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VACINITY MAP



LEGEND

PROPERTY LINE	
PROPOSED BUILDING	
EXISTING CONTOUR	
PROPOSED FENCE	
PROPOSED PARKING COUNT	

SITE DATA

PROPOSED USE	FLEET MAINTENANCE AND PARKING
TOTAL SITE AREA	5.819 ACRES (253,483 S.F.)
CURRENT ZONING	(IR) INDUSTRIAL RESEARCH
TOTAL BUILDING AREA	14,500 SF (2,500 SF OFFICE 12,000 SF TRUCK BAYS)
IMPERVIOUS AREA	4.42 AC. / 192,511 SF
FLOOR AREA RATIO	0.057:1
REQUIRED PARKING	
TRUCK	51 SPACES (1 SPACE / 5,000 SF LAND AREA)
OFFICE	8 SPACES (1 SPACE / 333 SF OFFICE AREA)
PROPOSED PARKING	
TRUCK	105 SPACES (75 - 12' x 80' 12 - 12' x 30' 2 - 12' x 60' 21 - 25' x 11.1')
OFFICE	16 SPACES (2 ADA)

- NOTES**
- 18-WHEELERS LIMITED TO MAX OF 50 TRIPS BETWEEN 9 PM AND 6 AM.
 - LANDSCAPE SCREENING TO BE PROVIDED TO COMPLY WITH ARTICLE X REQUIREMENTS ALONG DUNCANVILLE AND SOUTH PROPERTY LINE.

No.	REVISIONS	DATE	BY

SITE PLAN
5218 DUNCANVILLE
 WABS GROUP INC.
 CALLED 5.819 ACRES
 INST. NO. 202000207152
 O.P.R.D.C.T.

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: JUDD MULLINIX, P.E.
 EMAIL: Judd.Mullinix@kimley-horn.com

5218 DUNCANVILLE ROAD
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DATE OF PREPARATION: 3/29/2021 ZONING CASE NO. Z201-196