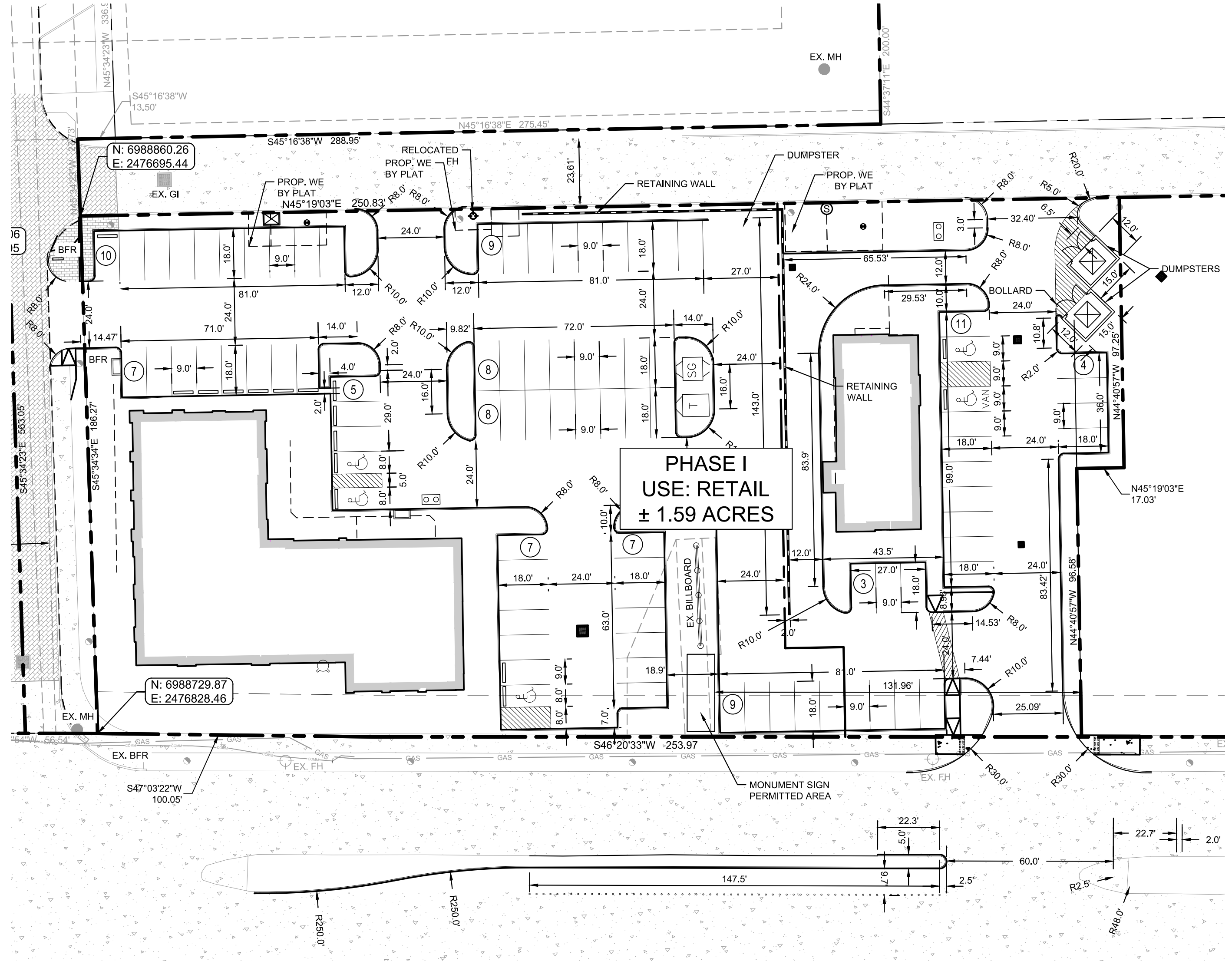
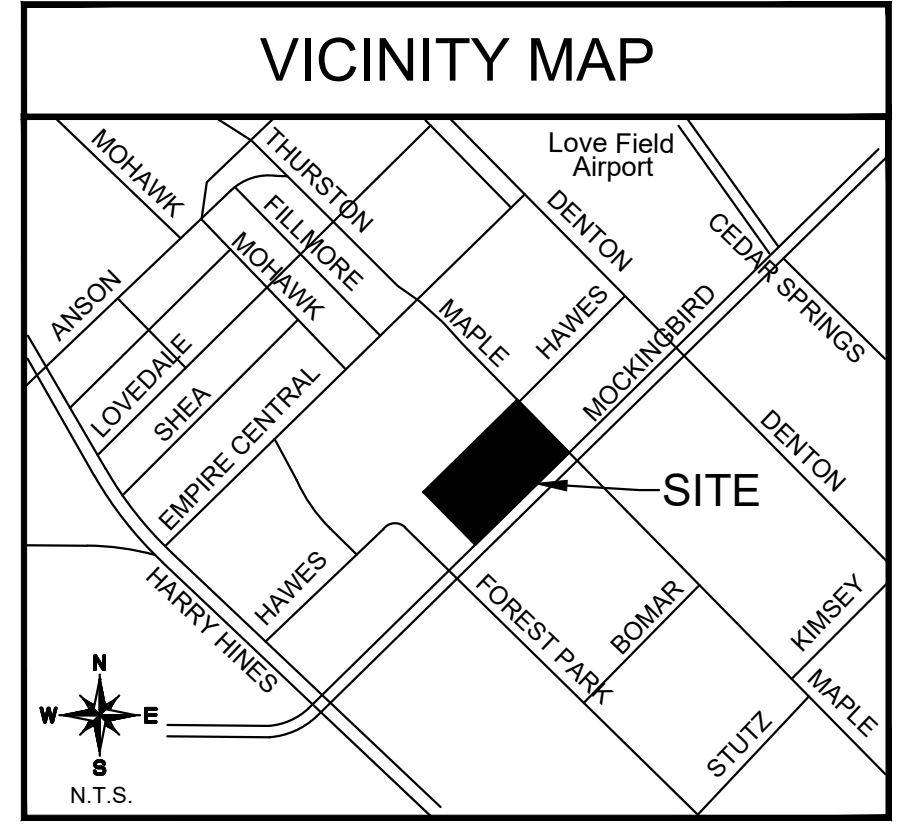
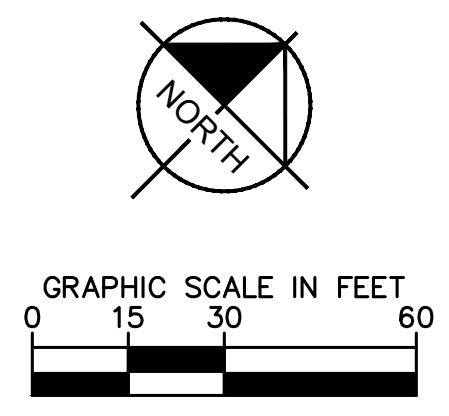


XREFS
 SHEET
 DATE
 PROJECT
 DRAWN BY
 PLOTTED BY
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**PHASE I
USE: RETAIL
± 1.59 ACRES**



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.

LEGEND

	PROPOSED BUILDING	TYP.	TYPICAL
	PROPERTY LINE	R	RADIUS
	ACCESSIBLE HANDICAP PARKING SYMBOL	FH	FIRE HYDRANT
	LINE NUMBER, REF. LINE TABLE	CI	CURB INLET
	CURVE NUMBER, REF. CURVE TABLE	AUE	ACCESS & UTILITY EASEMENT
	PROPOSED FIRE HYDRANT	EE	ELECTRICAL EASEMENT
	TRANSFORMER	WE	WATER EASEMENT
	SWITCH GEAR	SE	SEWER EASEMENT
		BFR	BARRIER FREE RAMP
		UE	UTILITY EASEMENT
		GI	GRATE INLET
		MH	MANHOLE

SITE AREA	1.59 AC. (69,214 S.F.)
TOTAL BUILDING FOOTPRINT	0.68 AC. (9,938 S.F.)
OPEN SPACE	0.48 AC. (20,076 S.F.)
LOT COVERAGE RATIO (MAX. 80%)	(69,214-20,076 S.F.) / 69,214 S.F. = 71%
GROSS SQUARE FOOTAGE	9,938 S.F.
FLOOR AREA RATIO (MAX 1.5)	9,938 S.F. / 69,214 S.F. = 0.136
BUILDING HEIGHTS	26'-8", 24'-0"

PARKING REQUIRED:	NUMBER OF PARKING SPACES
TOTAL ON-SITE PARKING (4 SPOTS / 1000 SF)	40
ADA PARKING	3
TOTAL PARKING REQUIRED	43
PARKING PROVIDED:	
ON-SITE PARKING	83
ADA PARKING (INCLUDING 1 ADA VAN SPOT)	5
TOTAL PARKING PROVIDED	88

ZONING CASE NO.: Z189-304

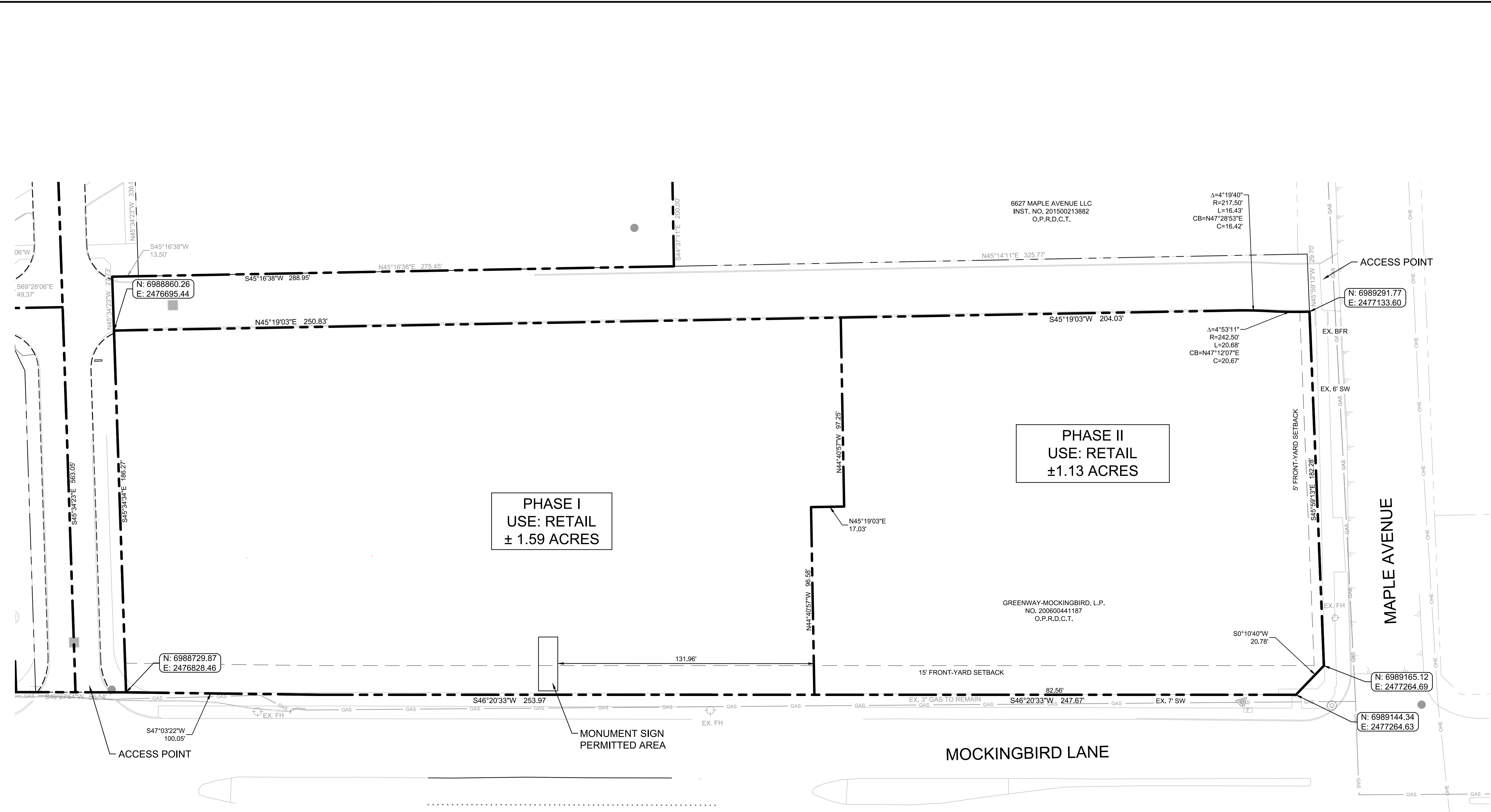


CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

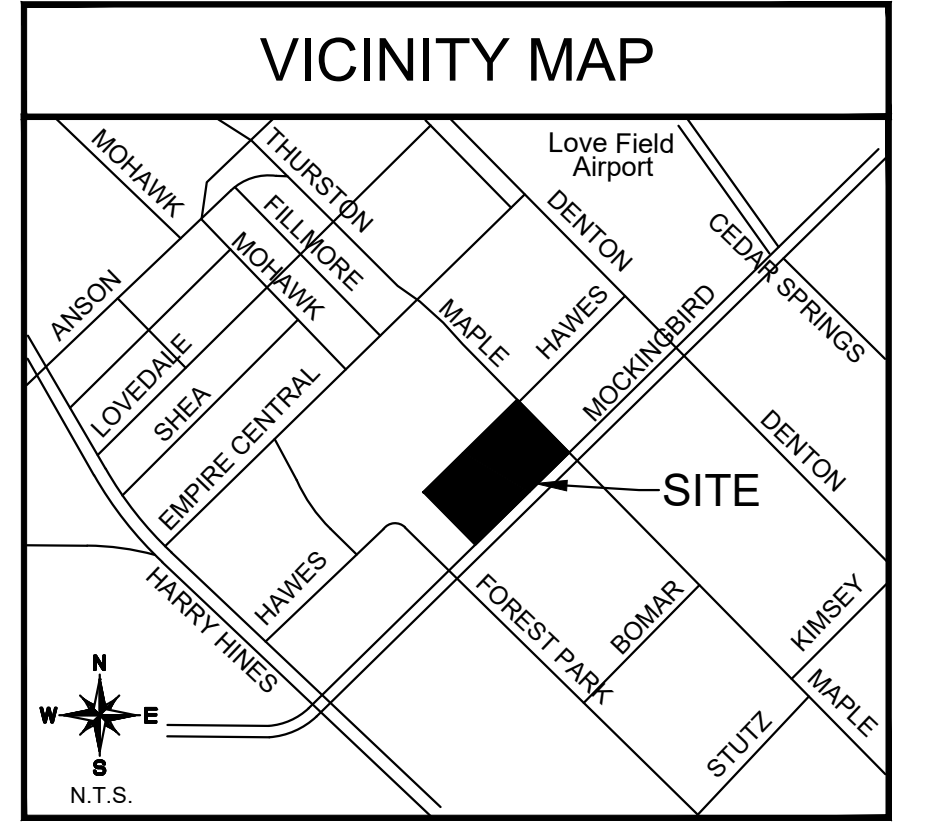
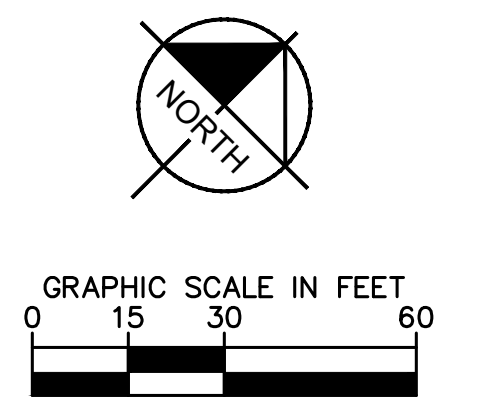
WEST LOVE RETAIL PREPARED FOR MOCKINGBIRD VENTURE PARTNERS, L.L.C. DALLAS, TEXAS	PHASE I DEVELOPMENTAL PLAN	3111#-9221 TEXAS
	SHEET NUMBER	REVISIONS No. _____ Date _____

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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-928

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CONCEPTUAL SITE DATA	
MAXIMUM STRUCTURE HEIGHT	PER IR ZONING
MAXIMUM F.A.R.	PER IR ZONING



- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.

LEGEND

SYMBOL	DESCRIPTION	TYP.	TYPICAL
[Solid Grey Box]	PROPOSED BUILDING		
---	PROPERTY LINE	R	RADIUS
[Wheelchair Symbol]	ACCESSIBLE HANDICAP PARKING SYMBOL	FH	FIRE HYDRANT
[Circle with 'X']	LINE NUMBER, REF. LINE TABLE	CI	CURB INLET
[Circle with 'C']	CURVE NUMBER, REF. CURVE TABLE	AUE	ACCESS & UTILITY EASEMENT
[Circle with 'T']	PROPOSED FIRE HYDRANT	EE	ELECTRICAL EASEMENT
[Circle with 'S']	TRANSFORMER	WE	WATER EASEMENT
[Circle with 'SC']	SWITCH GEAR	SE	SEWER EASEMENT
		BFR	BARRIER FREE RAMP
		UE	UTILITY EASEMENT
		GI	GRATE INLET
		MH	MANHOLE

ZONING CASE NO.: Z189-304

NO.	REVISIONS	DATE	BY

Kimley-Horn

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FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: DAVID E MEYERS
 P.E. No. 81512 Date: 09/09/2019

KHA PROJECT	064271017
DATE	09/09/2019
SCALE	AS SHOWN
DESIGNED BY	DEM
DRAWN BY	SMG
CHECKED BY	DEM

CONCEPTUAL PLAN

WEST LOVE RETAIL
 PREPARED FOR
MOCKINGBIRD VENTURE PARTNERS, L.L.C.
 DALLAS, TEXAS

SHEET NUMBER



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