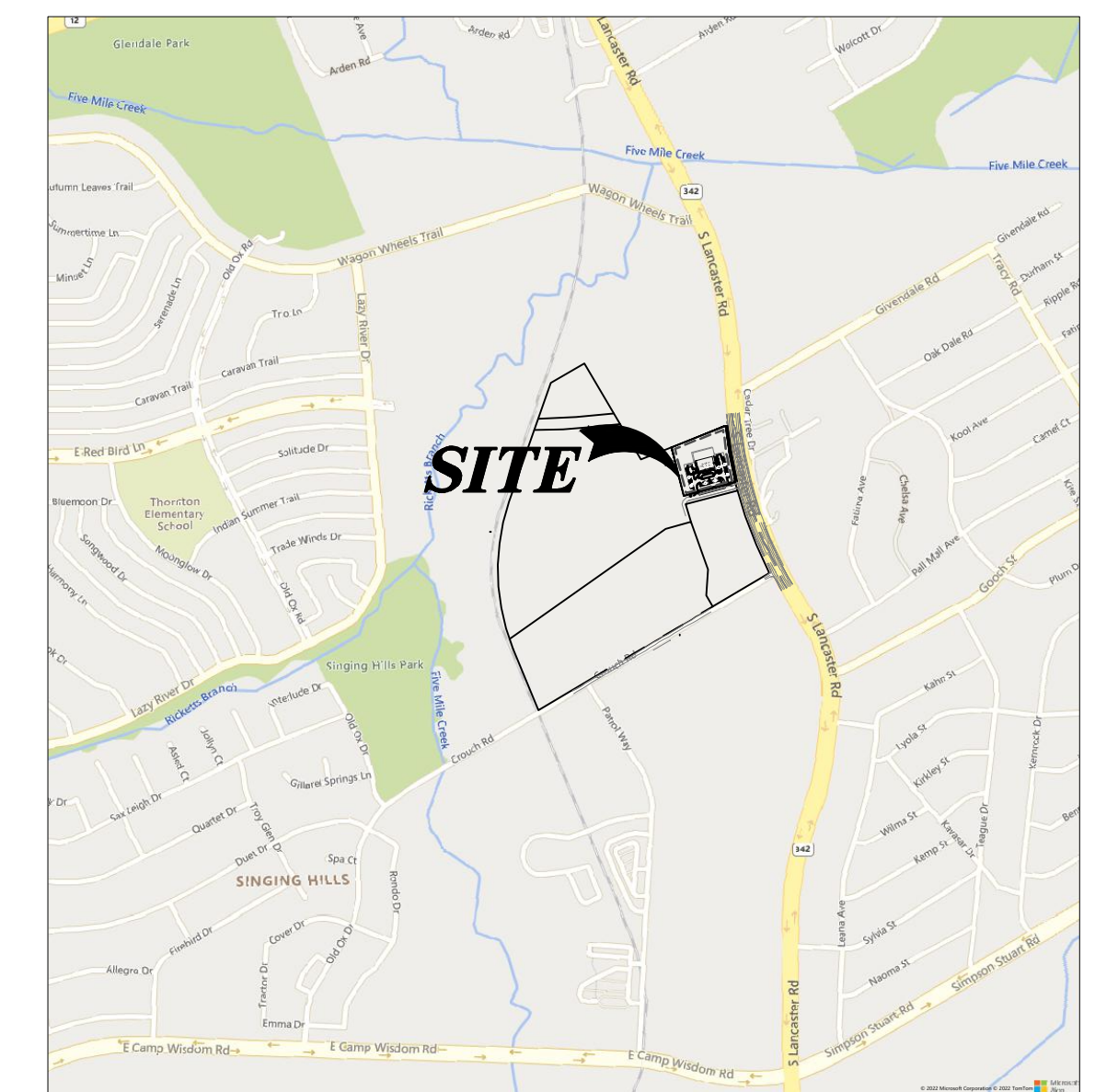


TOTAL SITE AREA	148,191 SF	3.40 AC
LAND USE	MU-1 (RETAIL/RESTAURANT)	
TOTAL FLOOR AREA	9,018 S.F.	
TOTAL DENSITY		
	MAX.	PROVIDED
BUILDING HEIGHT	36 FT	21 FT
BUILDING STORIES	NO MAX STORIES	1
LOT COVERAGE	60%	6%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT	15 FT
SIDE SETBACK	20 FT	20 FT
REAR SETBACK	20 FT	20 FT

PARKING SUMMARY	
PARKING SPACES REQUIRED	
BUILDING SQUARE FOOTAGE	9,100
TOTAL SPACES REQUIRED BY CITY OF DALLAS	19
BICYCLE 1 SPACES PER 25 OFF-STREET	1
PARKING SPACES PROPOSED	
TOTAL BICYCLE PROPOSED	
TOTAL OPEN (FREE) PARKING SPACES	51

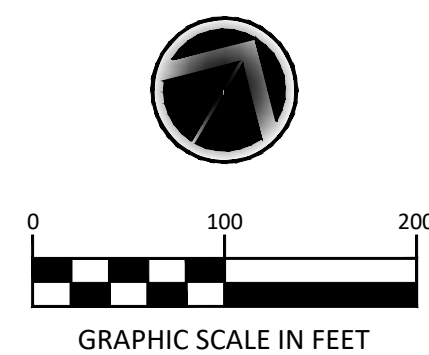


VICINITY MAP
NOT TO SCALE

- NOTES:
- HANDICAP ACCESSIBLE PARKING WILL BE PROVIDED AT FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - SITE WILL MEET ARTICLE X LANDSCAPE REQUIREMENTS.
 - PARKING SPACE DIMENSIONS SHALL BE 9FT X 18FT UNLESS OTHERWISE NOTED.
 - ALL TURN RADII ARE MINIMUM 25 FT.
 - INGRESS/EGRESS POINTS SHOWN ARE APPROXIMATE.
 - FINAL LOCATION OF BICYCLE RACK TO BE DETERMINED AND WILL COMPLY WITH SEC. 51A-4.330.



CROUCH ROAD
(56' WIDTH ROW)
ASPHALT PAVEMENT



DEVELOPMENT PLAN: D212-020
SOUTH LANCASTER RD & CROUCH RD

DALLAS, TX
CASE NUMBER D212-020
PD 1040, TRACT 3,
11/29/22