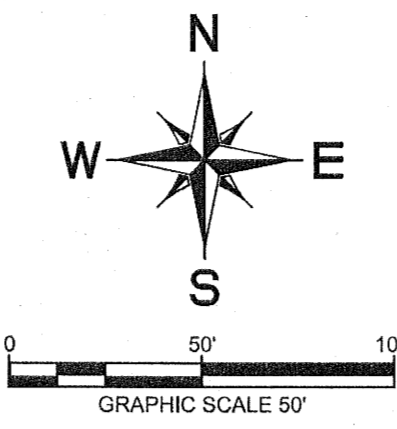
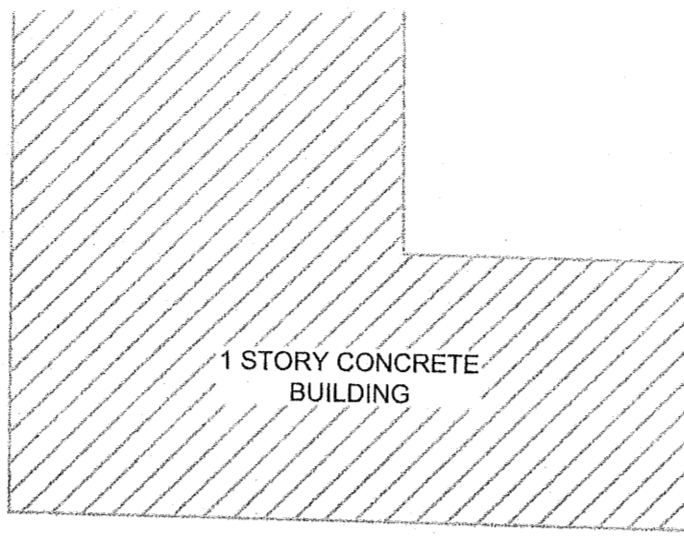
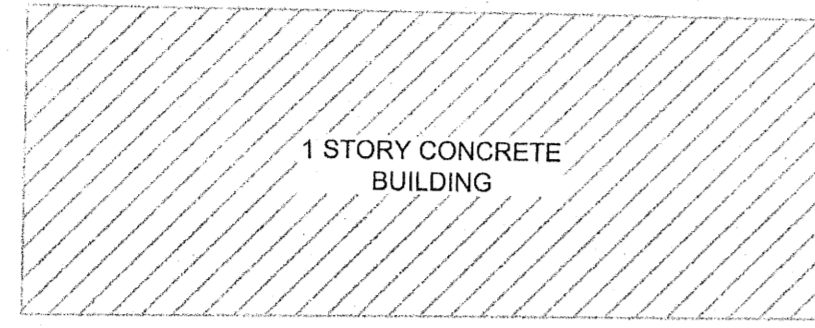


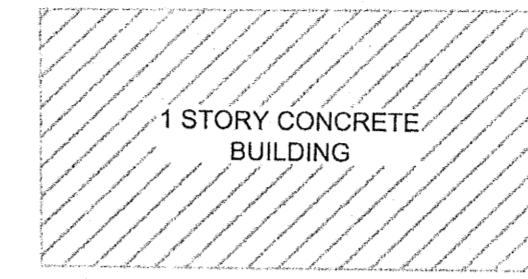
VICINITY MAP
N.T.S.



LOT 13, BLOCK A/8475
BUCKNER COMMONS
VOLUME 2002132
PAGE 0610
D.R.D.C.T.



LOT 1, BLOCK A/8475
VOLUME 72241
PAGE 533
D.R.D.C.T.

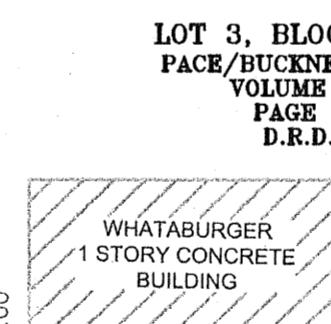


LOT 2A, BLOCK A/8475
PACE/BUCKNER ADDITION
11.777 ACRES
(512,995 SQ. FT.)
VOLUME 2004119
PAGE 00089
D.R.D.C.T.

WALMART REAL ESTATE
BUSINESS TRUST
VOLUME 2002222
PAGE 3012
D.R.D.C.T.



LOT 3, BLOCK A/8475
PACE/BUCKNER ADDITION
VOLUME 91179
PAGE 2729
D.R.D.C.T.



LOT 4, BLOCK A/8475
PACE/BUCKNER ADDITION
VOLUME 91179
PAGE 2729
D.R.D.C.T.



DETECTION EASEMENT
(VOL. 91252, PG. 3811)
TRACT III
(VOL. 96910, PG. 275)
TRACT III
(VOL. 96910, PG. 254)
TRACT III
(VOL. 97079, PG. 4212)

20' DETENTION EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

15' DRAINAGE EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

15' WATER EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

20' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

5' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

10' TU ELECTRIC EASEMENT
PART 1 VOLUME 94077, PG. 5057
D.R.D.C.T.

15' TU ELECTRIC EASEMENT
PART 1 VOLUME 91179, PG. 2729
D.R.D.C.T.

5' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

10' TU ELECTRIC EASEMENT
PART 1 VOLUME 94077, PG. 5057
D.R.D.C.T.

15' TU ELECTRIC EASEMENT
PART 1 VOLUME 91179, PG. 2729
D.R.D.C.T.

25' DRAINAGE, WATER, & SANITARY
SEWER EASEMENT
VOLUME 91179, PG. 2729

TU ELECTRIC EASEMENT
PART 2 VOLUME 94077, PG. 5057
D.R.D.C.T.

20' x 20' TU ELECTRIC EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

10' TU ELECTRIC EASEMENT
PART 1 VOLUME 94077, PG. 5057
D.R.D.C.T.

15' TU ELECTRIC EASEMENT
PART 1 VOLUME 91179, PG. 2729
D.R.D.C.T.

5' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

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PART 1 VOLUME 94077, PG. 5057
D.R.D.C.T.

15' TU ELECTRIC EASEMENT
PART 1 VOLUME 91179, PG. 2729
D.R.D.C.T.

25' DRAINAGE, WATER, & SANITARY
SEWER EASEMENT
VOLUME 91179, PG. 2729

TU ELECTRIC EASEMENT
PART 3 VOLUME 94077, PG. 5057
D.R.D.C.T.

15' WATER EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

2.5' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

15' WATER EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

2.5' WATER EASEMENT
VOLUME 2004119, PG. 00089
D.R.D.C.T.

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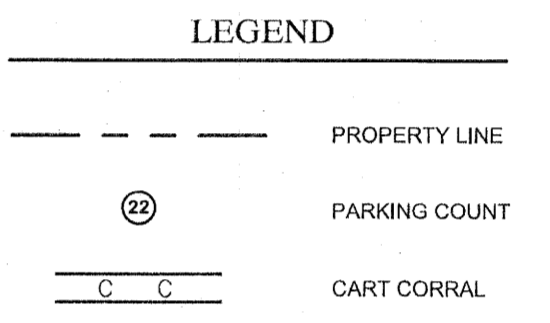
15' TU ELECTRIC EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

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VOLUME 91179, PG. 2729
D.R.D.C.T.

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VOLUME 91179, PG. 2729
D.R.D.C.T.

15' TU ELECTRIC EASEMENT
VOLUME 91179, PG. 2729
D.R.D.C.T.

SITE DATA	
SITE	
AREA	(613,006.12 S.F.) (11.777 ACRES) ±136,638.00 S.F.
ZONING	
REGIONAL RETAIL (RR-D-1) DISTRICT	
BUILDING HEIGHT	
MAX ALLOWED (RR-D-1)	70'
PROPOSED	40'
BUILDING SETBACKS (RR-D-1)	
FRONT YARD	15'
SIDE YARD	20'
REAR YARD	20'
STORIES	
MAX ALLOWED (RR-D-1)	5
PROPOSED	1
PARKING	
STANDARD PARKING	618
HANDICAP PARKING	21
TOTAL PARKING PROVIDED	637
REQUIRED PARKING	456
CART CORRALS	31
LOADING DOCKS	6
LOT COVERAGE	
PERCENTAGE OF LOT AREA COVERED BY ROOF, FLOOR, OR OTHER STRUCTURE	
MAX ALLOWED (RR-D-1)	80%
PROPOSED	27%
IMPERVIOUS COVERAGE	
PERCENTAGE OF LOT AREA COVERED BY ROOF AND CONCRETE	
PROPOSED	90%
FLOOR AREA RATIO	
RATIO OF FLOOR AREA TO TOTAL LOT AREA	
PROPOSED	27:1



ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: DANIEL C. MILLNER, P.E.

APPLICANT:
KIMLEY-HORN AND ASSOCIATES, INC
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: DANIEL C. MILLNER, P.E.

REPRESENTATIVE:
KIMLEY-HORN AND ASSOCIATES, INC
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PHONE: 972-335-3580
CONTACT: DANIEL C. MILLNER, P.E.

OWNER:
WALMART STORES
2001 SE 10TH STREET
BENTONVILLE, AR 72716
PHONE: 479-204-3407
CONTACT: BARRY YOUNG

Kimley»Horn

RETAIL DEVELOPMENT
SAMUELL BLVD & BUCKNER BLVD
DALLAS, TEXAS

SITE PLAN

Scale:	AS SHOWN
Designed by:	KHA
Drawn by:	KHA
Checked by:	KHA
Date:	DEC 2011
Project No.:	06356229

SHEET

ZONING CASE: Z145-130

IMAGES
XREFS
DWG NAME
LAST SAVED

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

5750 Genesis Court, Suite 200
Frisco, Texas 75034