

LOT 15
6731 LARMANDA ST
TRAIL MEADOWS PINNACLE LP
INT200503640786 DOT122005 CO-DC
ZONING MF-2(A)

EXISTING TWO STORY STORAGE BUILDING
FFE=493±

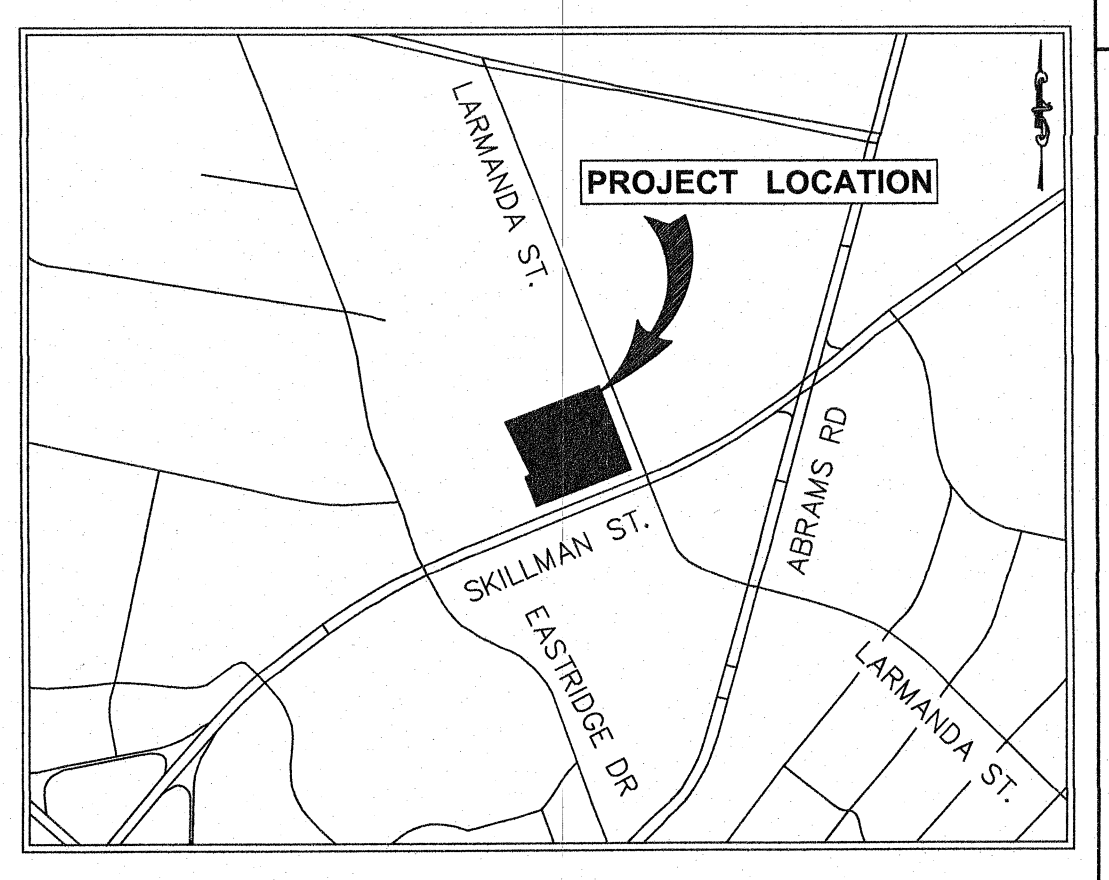
LOT 1A
6631 LARMANDA ST
FWLB SKILLMAN LP
VOL 2002244, PG 8216
BLOCK 15/5217

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6631 LARMANDA ST
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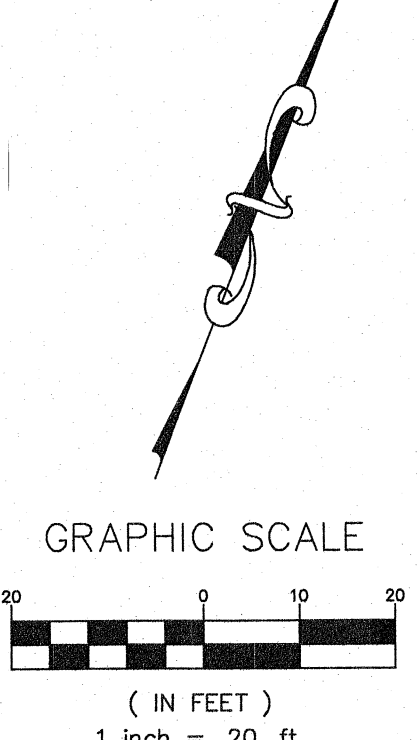
PROPOSED SINGLE STORY
CAR WASH
6194 SF

SKILLMAN STREET
(VARIABLE WIDTH RIGHT OF WAY)

LARMANDA STREET
(60' RIGHT OF WAY)

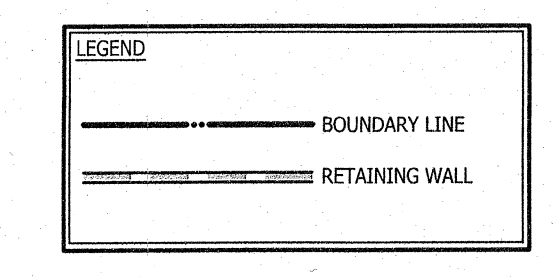


LOCATION MAP
(NOT TO SCALE)



SITE	3.951 ACRES (172,113 SF)		UNITS
	EXISTING	PROPOSED	
IMPERVIOUS AREA	91,872 53.4%	130,692 75.9%	SF
USES	MINI-WAREHOUSE 84,160	MINI-WAREHOUSE 84,160	SF
	OFFICE 800	OFFICE 1,950	SF
	RETAIL 2,200	CAR WASH/RETAIL OFFICE 6,194	SF

PARKING	USES	CRITERIA	REQUIRED		PROVIDED	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINI-WAREHOUSE	OFFICE	6 SPACES REQUIRED	6	25	6	25
			1 SPACE PER 333 SF	6	6	
CAR WASH	MINIMUM 3 SPACES	25 x 18' STacking PER TUNNEL	3	7	3	7
			1 TUNNEL	25	35	25
	TOTAL PARKING		15	33	15	33
	TOTAL STACKING		25	25	25	25



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URBAN STRUCTURE
8440 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #F-13165

PLANNED DEVELOPMENT NO. 530
6631 LARMANDA STREET
LOT 1A, BLOCK 15/5217
DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN

PROJECT: FWLB SKILLMAN
DRAWN BY: DTE
DESIGNER: JMH
REVIEWER: JMH
U.S. PROJECT: 18588

SHEET TITLE: SHEET
3.0

FILE NAME: C:\P\NO. 530.DWG
LAST MODIFIED BY: DTE
PLOTTED BY: DTE
PLOTTED ON: 2/20/2018 10:16 PM

M189-017
OWNER/DEVELOPER
FWLB SKILLMAN, LP
CONTACT: FRANK NUCHERENO