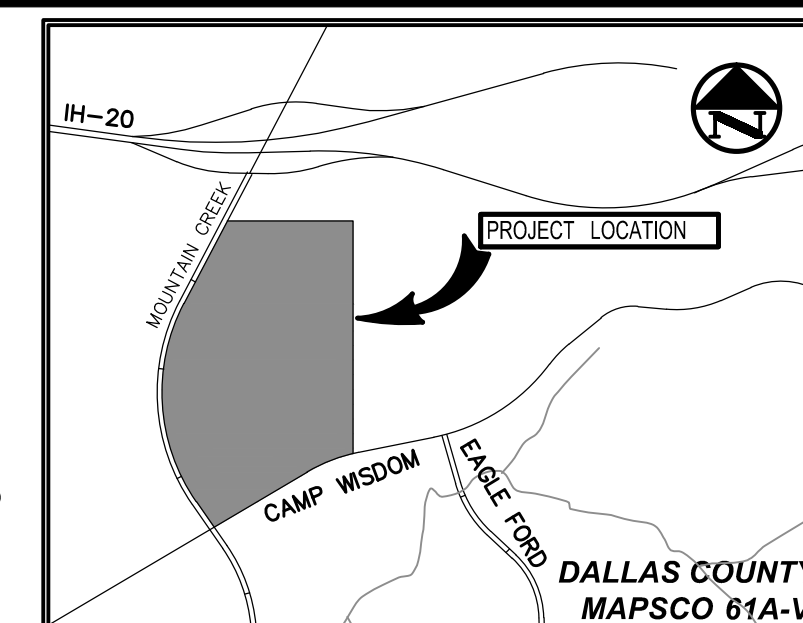
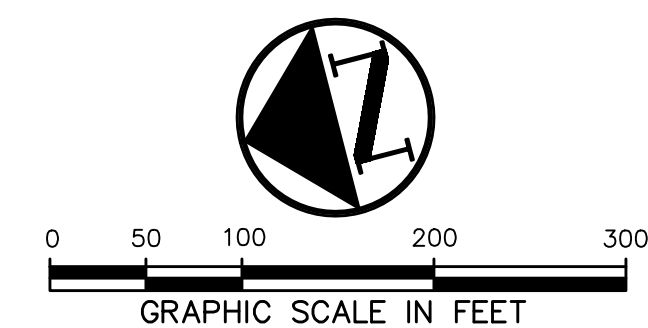


OPEN AREA CALCULATION TABLE		
OPEN AREA	OPEN AREA REQ.	OPEN AREA PROV.
A	11.90 ACRES	11.90 ACRES (MIN.)
B	17.54 ACRES	17.54 ACRES (MIN.)
TOTAL	29.44 ACRES	29.44 ACRES (MIN.)

LOT CALCULATION TABLE				
LOT	TOTAL AREA	PARKING REQ.*	PARKING PROV.	PROPOSED USE
LOT 1	1,021,440 SF**	340 SPACES	395 SPACES 265 TRUCK SPACES	WAREHOUSE WITH OFFICE

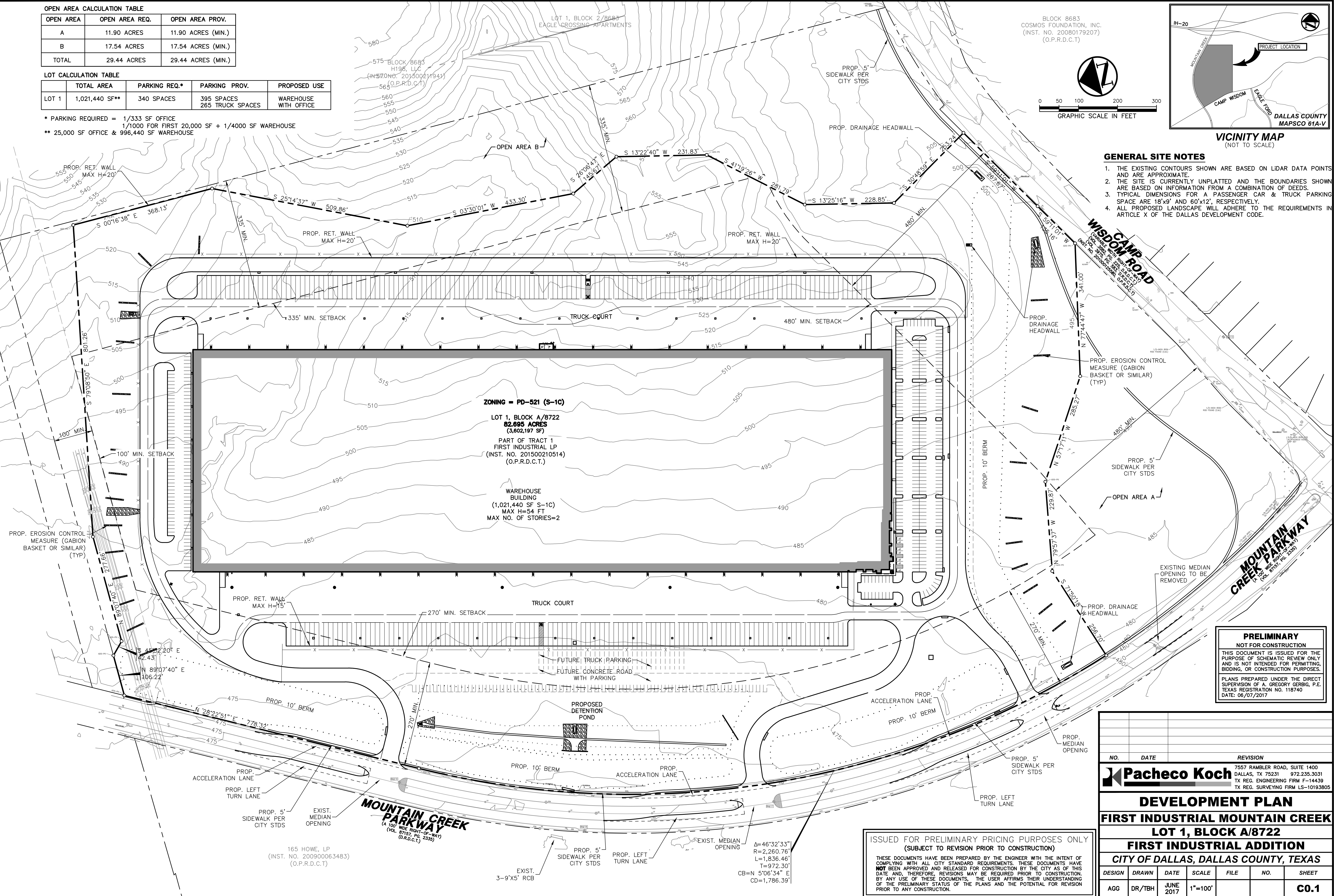
* PARKING REQUIRED = 1/333 SF OFFICE
1/1000 FOR FIRST 20,000 SF + 1/4000 SF WAREHOUSE
** 25,000 SF OFFICE & 996,440 SF WAREHOUSE

BLOCK 8683
COSMOS FOUNDATION, INC.
(INST. NO. 20080179207)
(O.P.R.D.C.T.)



GENERAL SITE NOTES

1. THE EXISTING CONTOURS SHOWN ARE BASED ON LIDAR DATA POINTS AND ARE APPROXIMATE.
2. THE SITE IS CURRENTLY UNPLATTED AND THE BOUNDARIES SHOWN ARE BASED ON INFORMATION FROM A COMBINATION OF DEEDS.
3. TYPICAL DIMENSIONS FOR A PASSENGER CAR & TRUCK PARKING SPACE ARE 18'x9' AND 60'x12', RESPECTIVELY.
4. ALL PROPOSED LANDSCAPE WILL ADHERE TO THE REQUIREMENTS IN ARTICLE X OF THE DALLAS DEVELOPMENT CODE.



PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E. TEXAS REGISTRATION NO. 116740
DATE: 06/07/2017

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DEVELOPMENT PLAN
FIRST INDUSTRIAL MOUNTAIN CREEK
LOT 1, BLOCK A/8722
FIRST INDUSTRIAL ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	FILE	NO.	SHEET
AGG	DR/TBH	JUNE 2017	1"=100'			C0.1

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

6/7/2017 10:10 AM
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