

TRACT 3A  
JOSEY VILLAGE, LTD.  
VOL. 2003011, PG. 11985  
ZONING: MIXED USE DISTRICT 2

TRACT 5  
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**BUILDING AREAS:**

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use / potential Future Mini-Warehouse
BUILDING TWO (Existing 4 Story):	91,210 sf Mini-Warehouse
BUILDING THREE (New 2 Story):	27,650 sf Mini-Warehouse
<b>TOTAL:</b>	<b>179,032 sf</b>

**FLOOR AREA RATIO:**

60,172 sf (gross) Multi-Use / potential Future Mini-Warehouse	0.33 FAR
91,210 sf (gross) MINI-WAREHOUSE	0.50 FAR
27,650 sf (gross) MINI-WAREHOUSE	0.15 FAR
<b>TOTAL:</b>	<b>0.98 FAR</b>

**COVERAGE:**

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,501 SF (19.5%)
BLDG COVERAGE:	54,480.70 SF (30%)

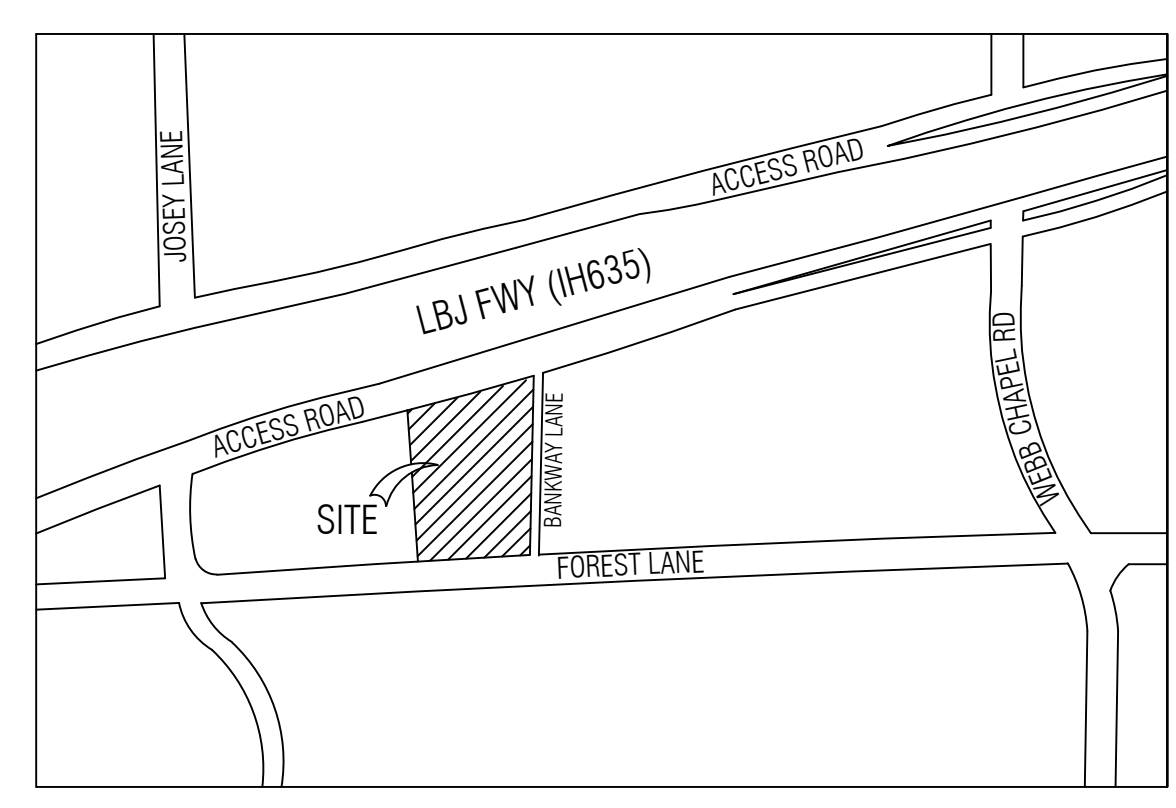
**LANDSCAPING:**

Except as otherwise provided on the landscape plan attached hereto as Exhibit "\_\_\_", landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

**FLOOD PLAIN:**

ZONE X: Community Panel No. 48113C0170J, effective date 08/23/01 (Per FEMA Maps-Flood Plain)

**VICINITY MAP:**



**ZONING:**

EXISTING CLASSIFICATION: GO(A)  
PROPOSED CHANGE TO PLANNED DEVELOPMENT No. \_\_\_\_\_

**PARKING:**

REQUIRED:	Parking Required	Duration Required	Evening Required
<b>BLDG 1 MULTI-USE: 57,279 SF</b>			
Vending Room: 1,557sf (1 space/333sf)=	5	5	5
Office: 27,808sf (1 space/333sf)=	84	45	39
Comm. Amusement Inside: 3,389sf (1 space/100sf)=	34		34
Recording Studio: 4,281sf (1 space/200sf)=	21		21
Tattoo Shop: 603sf (1 space/200sf)=	3		3
Retail Store: 370sf (1 space/200sf)=	2		2
Storage (office): 782sf (1 Space/333sf)=	2		2
2964 LBJ Common Area: 18,489sf (weighted average)=	72	72	72
<b>BLDG 2 and 3 MINI-WAREHOUSE (6 minimum)=</b>	<b>6</b>	<b>6</b>	<b>6</b>
<b>TOTAL:</b>	<b>229</b>	<b>130</b>	<b>182</b>
DELTA CREDIT (Condemnation Case):	-73	SPACES	

156 SPACES REQUIRED  
(6 SPACES TO BE ADA ACCESSIBLE)

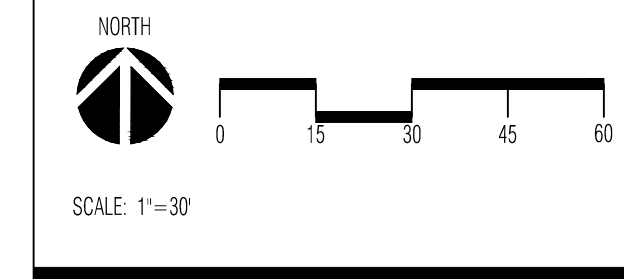
PROVIDED:

9x18' (Surface Lot)	=	95 SPACES
9x16' with 2' overhang (Surface)	=	49 SPACES
9x18' (Surface Lot ADA)	=	5 SPACES
7.5x16' (Surface Lot)	=	35 SPACES
7.5x16' (Under Bldg 1)	=	8 SPACES
9x18' (Under Bldg 1)	=	6 SPACES
9x18' (Under Bldg 1 ADA)	=	1 SPACES
10x18' (Under Bldg 1)	=	6 SPACES
8x22' (Parallel Under Bldg 1)	=	2 SPACES
8x22' (Parallel Surface)	=	6 SPACES

PROVIDED OFF-STREET: 213 SPACES

**LBJ METROPLEX, LP**  
LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION  
2964 & 2974 LBJ FREEWAY  
DALLAS, TX 75234

Zoning Case No: #Z167-180(JM)	Date: 02.03.2019
Revision:	△
Revision:	△
Revision:	△



**SUP SITE PLAN**