

ELSIE FAYE HEGGINS ST.

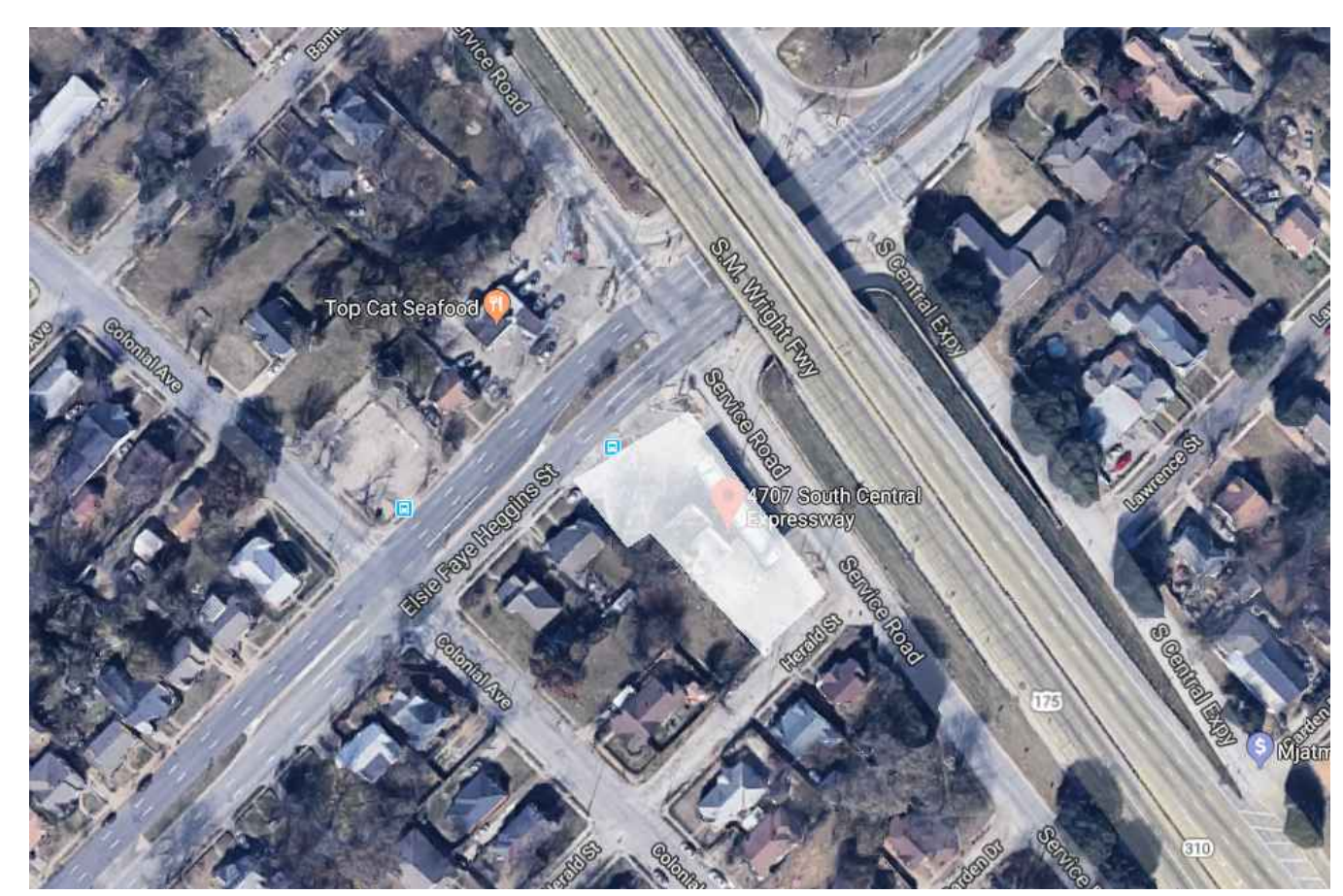
4707 S CENTRAL EXPY.
DALLAS, TX

BLK 4 & 6
ACS .5277

TABULATIONS AND INFORMATION FOR PROJECT LOCATION			
PROPERTY	USE	ZONING	EXG. SPACES
ADDITION	LAUNDRYMAT	CR	5
PARKING SPACES REQ.		18	
GEN MERCH -1 PARKING SPACE PER 200 SQ. FT.			
COIN-OP LAUNDRY - 1 PARKING SPACE PER 200 SQ. FT.			
FUELING STATION - 2 SPACES			
PARKING SPACES PROPOSED		16	
HANDICAP SPACES PROPOSED		1	
ADDITION AREA		1,797 S.F.	
6 BICYCLE SPACES = 1 CAR SPACE			

1 PROPOSED SITE PLAN
SCALE: 1"=10'

VICINITY MAP
FOR REFERENCE ONLY



LEGAL DESCRIPTION:

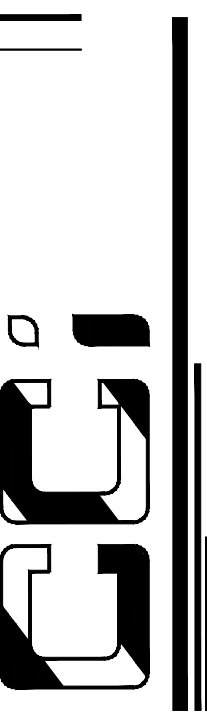
HATCHER STREET HEIGHTS
BLK 4/1693 LTS 3,4, LT 5 & BLK 6/2121

ZONING: CR-
COMMUNITY RETAIL

SQUARE FOOTAGE AND LOT USAGE	
EXISTING BUILDING	1,376 S.F.
EXISTING CANOPY	2,540 S.F.
PROPOSED LAUNDRYMAT	1,797 S.F.
PROPOSED PORCH	18 S.F.
TOTAL FOOTPRINT	5,731 S.F.
TOTAL SQUARE FOOTAGE	5,731 S.F.
LOT SIZE	23,000 S.F.
% OF LOT	25%

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES.

CONSTRUCTION CONCEPTS INC.



4707 S CENTRAL EXPRESSWAY
DALLAS, TX 75215

SHEET CONTENTS:
PROPOSED SITEPLAN

DATE: 12/15/2020

G1.1

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