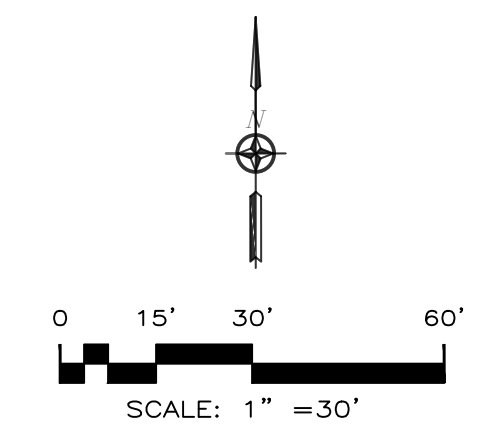
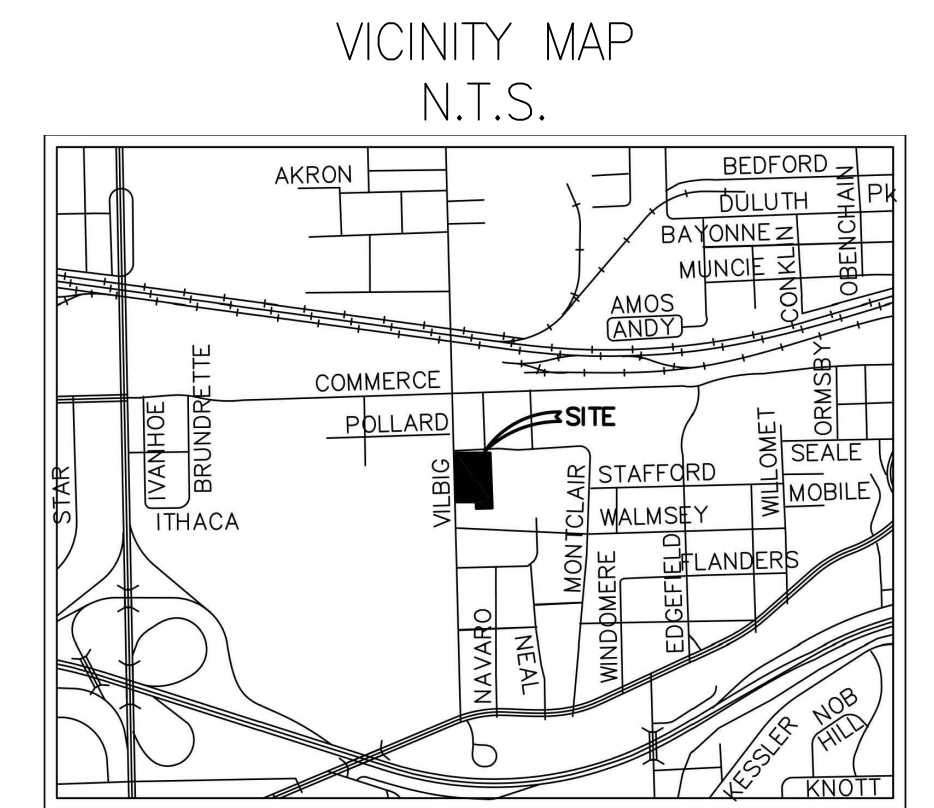
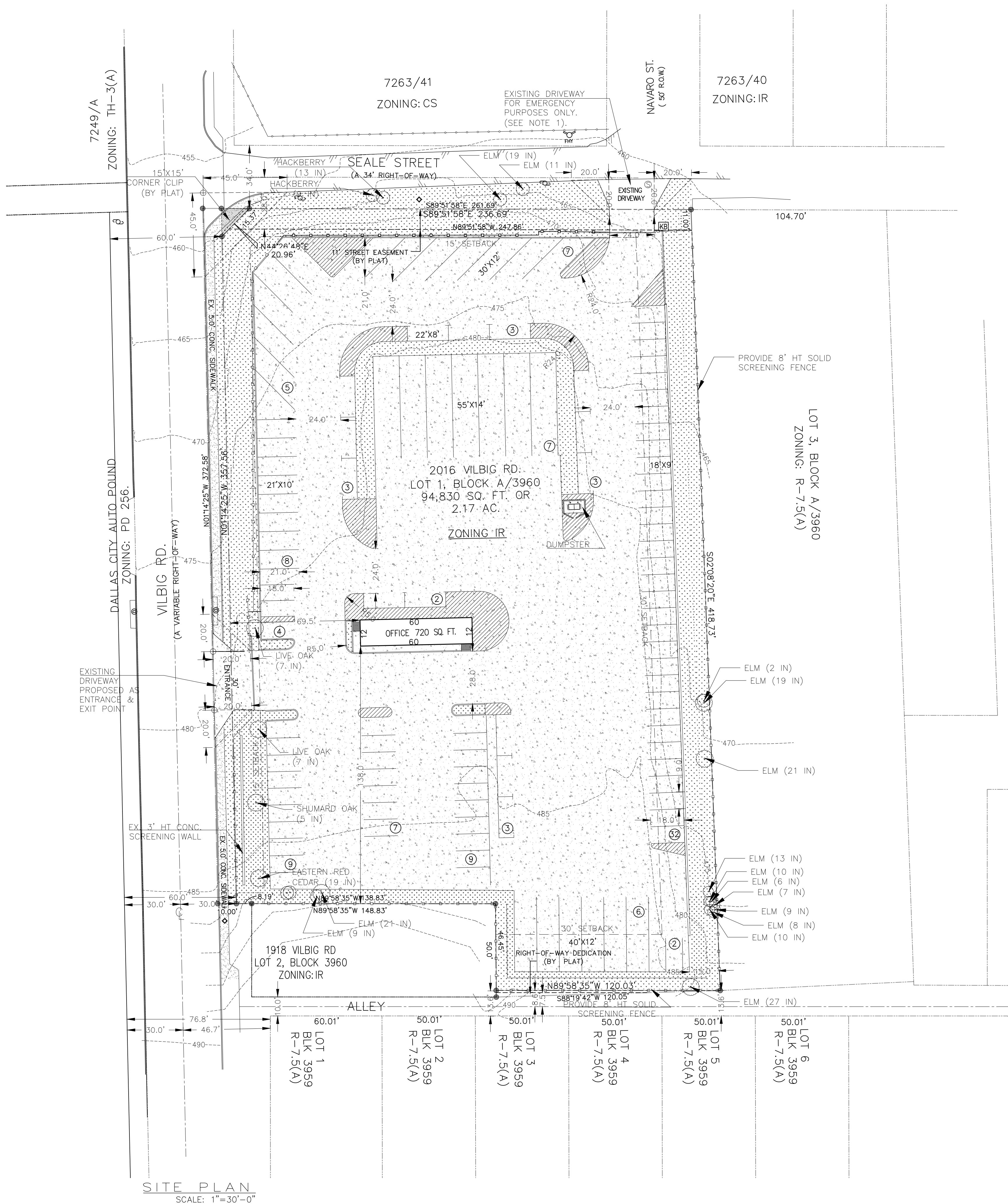
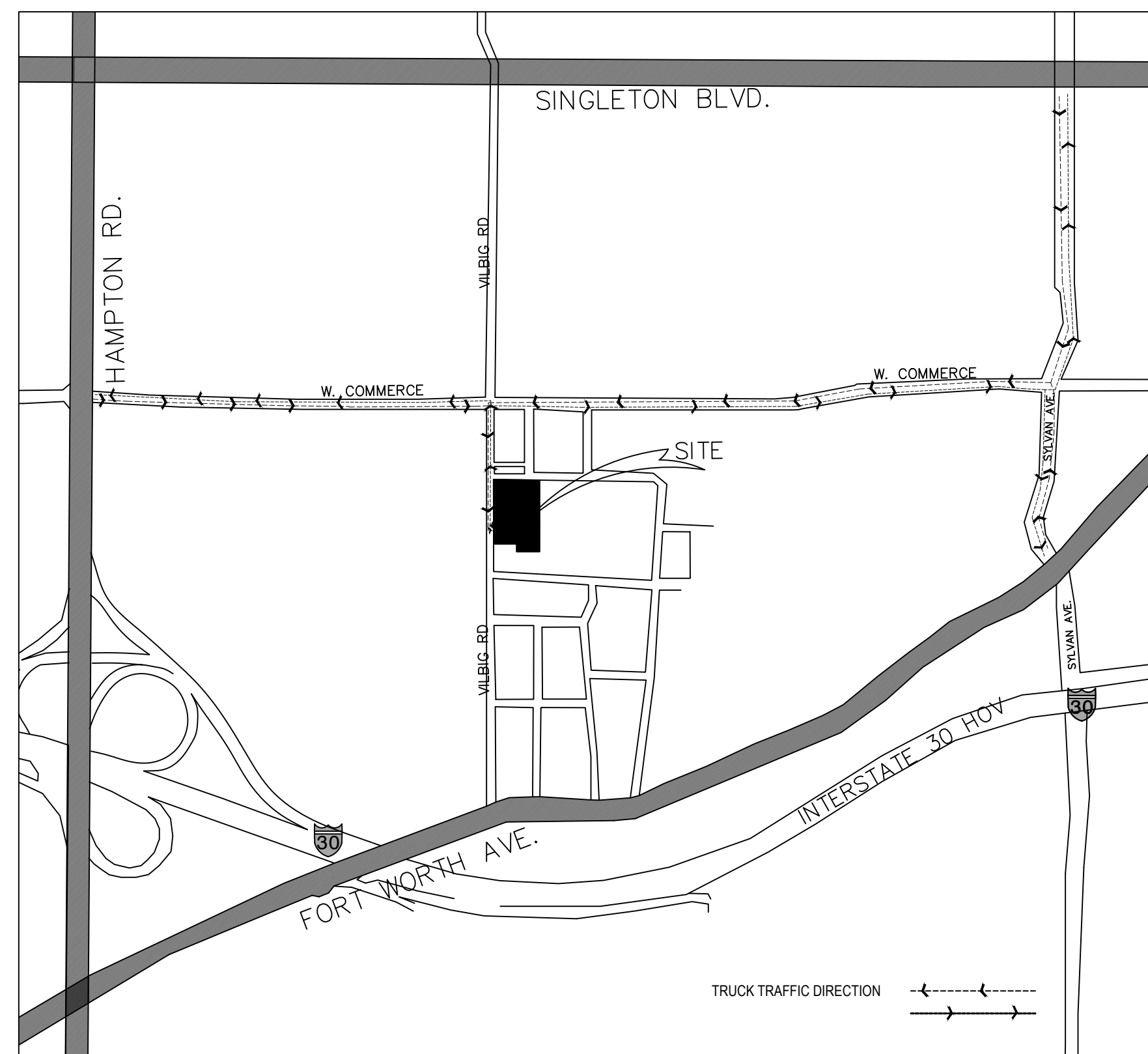


SITE DATA	
TOTAL SITE AREA=	94,830 SQ. FT. = 2.17 AC.
EXISTING PAVED AREA=	18,300 SQ. FT.
PROP. NEW PAVED AREA=	57,190 SQ. FT.
TOTAL PAVED AREA =	75,490 SQ. FT.
LANDSCAPE AREA=	18,620 SQ. FT.
PROP. BUILDING AREA=	720 SQ. FT.

LEGEND	
	EXISTING CONCRETE AREA
	ASPHALT PAVEMENT
	PROP. CONC. AREA
	LANDSCAPE AREA
	NO PARKING ZONE
	PROPERTY LINE
	ORIGINAL LOT LINE
	EXISTING CONTOUR
	PARKING SPACE
	8' HT SOLID SCREENING FENCE PER DALLAS DEVELOPMENT CODE.
	KNOX BOX
	FIRE HYDRANT

PARKING	
EXISTING PARKING SPACE:	25 - 18'X9' PS
PROPOSED PARKING SPACES:	
7 - 55'X14' PS	(6.5%)
6 - 40'X12' PS	(5.6%)
12 - 30'X12' PS	(11.2%)
8 - 21'X10' PS	(7.5%)
11 - 22'X8' PS	(10.3%)
38 - 18'X9' PS	(35.5%+23.4%EX.)
PROP. 82 PS + 25 (EX. PS) =	107 PS (TOTAL)
PARKING ANALYSIS:	
1:333 OFFICE 720 SQ.FT. =	2.1
PARKING REQUIRED =	2
PARKING PROVIDED =	2

GENERAL NOTES:  
 1. SITE ACCESS DRIVE ON SEALE STREET SHALL REMAIN CLOSED AT ALL TIMES AND REMAIN NON-OPERATIONAL DURING REGULAR BUSINESS HOURS. FOR EMERGENCY VEHICLES ONLY. DRIVEWAY SHALL BE EQUIPPED WITH A KNOX BOX FOR EMERGENCY SITUATIONS.



ZONING	IR	PROP. COMMERCIAL MOTOR VEHICLE PARKING
ZONING CASE No.	Z189-225	LOT 1, BLOCK No. 3960 2016 VILBIG RD. DALLAS TX. 75208
DATE:	03/12/2019	DATE: 04-24-2019
CONTACT: JUAN DAVILA 469-487-9135	Revision:	DATE: 04-29-2019
<b>SITE PLAN</b>		
SCALE: 1"=30'	DRAFTED BY: MLJ	SHEET 1 OF 2