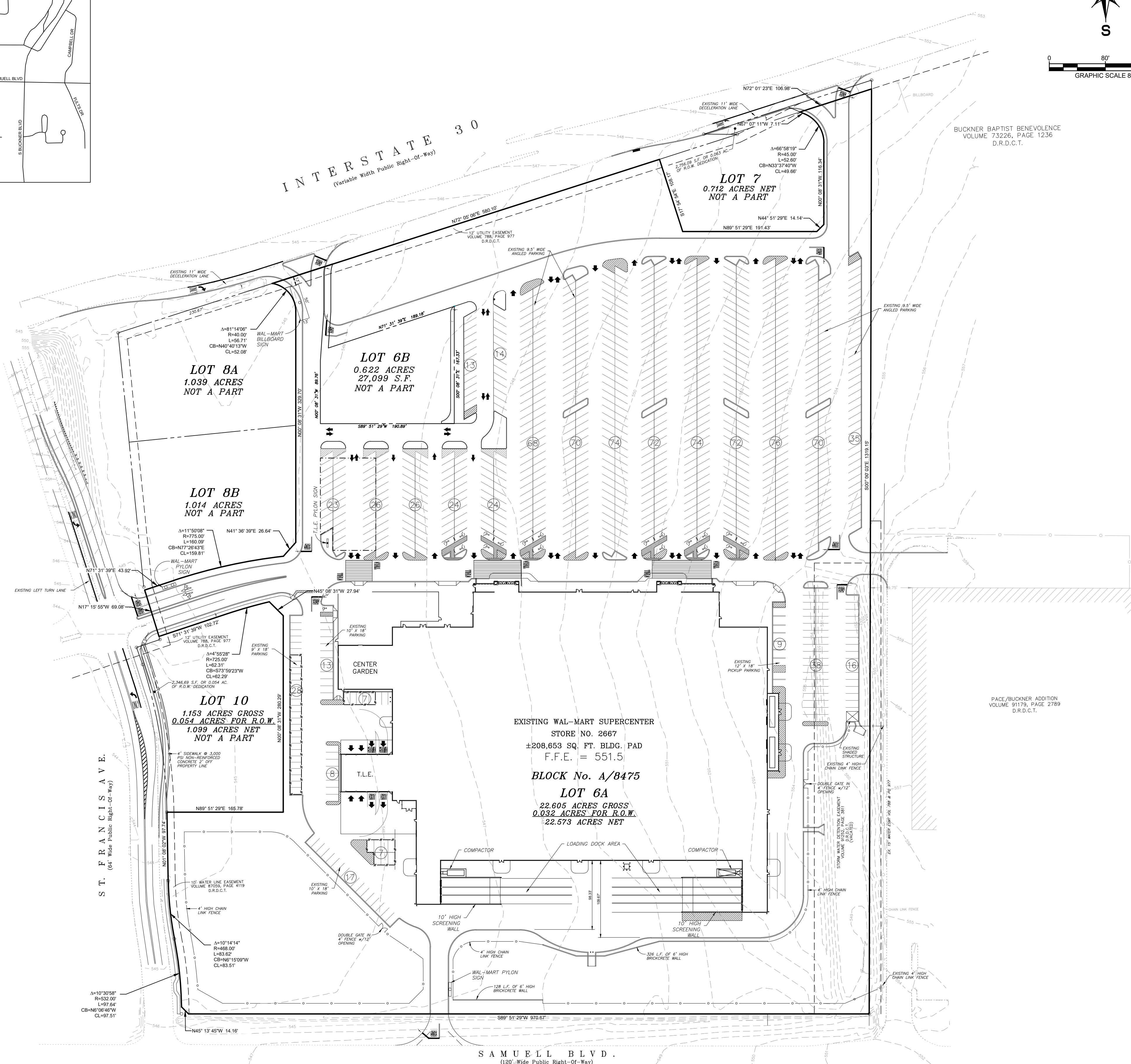
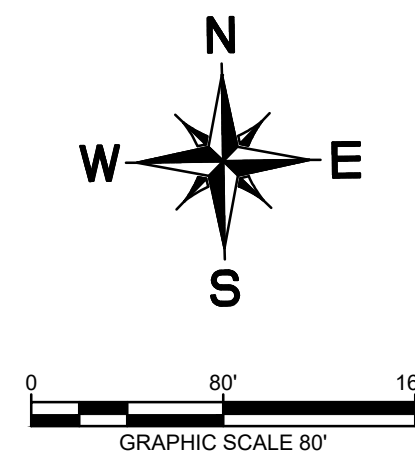


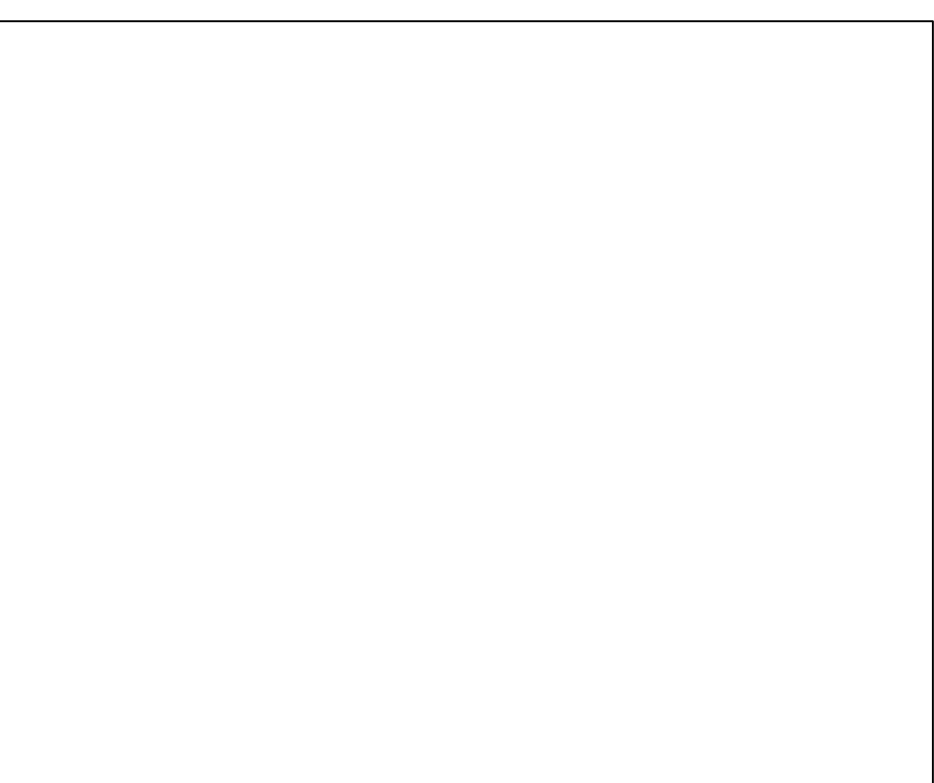
VICINITY MAP
N.T.S.



SITE DATA	
SITE	
SITE AREA	(983,289 S.F.) (22.573 ACRES)
LOT COVERAGE	(166,315.84 S.F.) (3.984 ACRES)
R.O.W. DEDICATION	(5,140.08 S.F.) (0.118 ACRES)
TOTAL SITE AREA	(1,156,744.92 S.F.) (26.555 ACRES)
TOTAL BUILDING AREA	±208,667.00 S.F.
TOTAL OUTSIDE SALES AREA	± 9,913 S.F.
ZONING	
REGIONAL RETAIL (RR-D-1) DISTRICT	
HEIGHT	
MAX ALLOWED (RR-D-1)	70'
PROVIDED	37'
BUILDING SETBACKS (RR-D-1)	
FRONT YARD	15'
SIDE YARD	20'
REAR YARD	20'
STORIES	
MAX ALLOWED (RR-D-1)	5
PROVIDED	1
PARKING	
STANDARD PARKING	797
OUTDOOR SALES PARKING	18
HANDICAP PARKING	19
PROVIDED PARKING NET OF OUTSIDE SALES AND STORAGE	(70)
TOTAL PARKING PROVIDED	834*
OUTDOOR SALES PARKING REQUIRED	18
WALMART BUILDING PARKING REQUIRED	696
TOTAL PARKING REQUIRED	714
REQUIRED PARKING RATIO	1:300 (GMFS>100,000)
LOADING DOCKS	7
LOT COVERAGE	
PERCENTAGE OF LOT AREA COVERED BY ROOF, FLOOR, OR OTHER STRUCTURE	
MAX ALLOWED (RR-D-1)	80%
PROVIDED	21%
IMPERVIOUS COVERAGE	
PERCENTAGE OF LOT AREA COVERED BY ROOF AND CONCRETE	
PROVIDED	75%
FLOOR AREA RATIO	
RATIO OF FLOOR AREA TO TOTAL LOT AREA	
PROVIDED	0.21 : 1

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ACCESSORY OUTSIDE SALES
	STORAGE UNITS PERMITTED
	PARKING COUNT

- NOTES**
- CART CORRAL SHALL BE FURNISHED BY W-M. CONTRACTOR SHALL ASSEMBLE AND LOCATE AS DETERMINED BY THE STORE MANAGER.



ENGINEER:
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Fax No. (972) 335-3779

RETAIL DEVELOPMENT
INTERSTATE 30 & ST. FRANCIS AVE
DALLAS, TEXAS

SITE PLAN

AS SHOWN	Designed by: KHA
	Drawn by: CAK
	Checked by: LAN
	Date: APRIL 2021
	Project No. 063502228

SHEET
1

IMAGES: XREF: 5/26/21 - XREF: 5/26/21
 NOTES: KPH: 5/26/21
 DWG: 5/26/21
 LAST SAVED: 4/29/21 5:52 PM

ZONING CASE: _____