

GUILLERMO FIGUEROA
INST. 201100262820
VOL. 97110, PG. 6592
O.P.R.D.C.T.

BLOCK 18595, LOT 3
DUNCANVILLE ISD
VOL. 93175, PG. 3600
D.R.D.C.T.
WANDT APARTMENTS
VOL. 86227, PG. 857
D.R.D.C.T.

CONSERVATION ESMNT.
APPROX. 4.18 AC.

DUNCANVILLE ISD
VOL. 93175, PG. 3600
D.R.D.C.T.
DUNCANVILLE NORTH ELEMENTARY
VOL. 2002194, PG. 24
D.R.D.C.T.

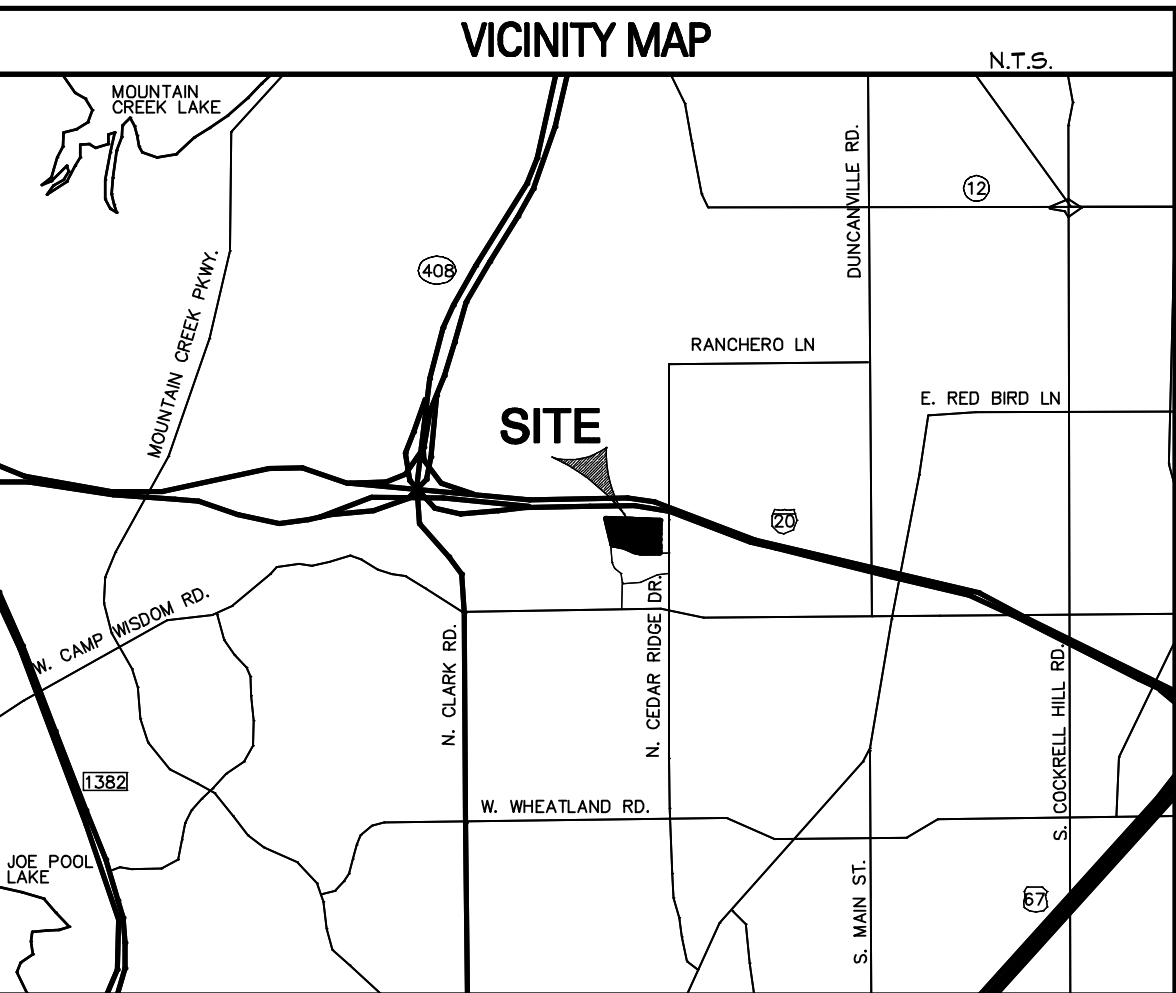
BLOCK 18595, LOT 8
DUNCANVILLE ISD
VOL. 2003010, PG. 4508
D.R.D.C.T.
CAMP CEDAR ADDITION
VOL. 98046, PG. 48
D.R.D.C.T.

LOT 3, BLOCK A/8593
RACETRAC CEDAR RIDGE ADDITION
VOL. 97110, PG. 6592
D.R.D.C.T.
**EXISTING
GAS STATION**

LOT 2, BLOCK A/8593
RACETRAC CEDAR RIDGE ADDITION
VOL. 97110, PG. 6592
D.R.D.C.T.

DIAMOND SHAMROCK CEDAR
ADDITION
VOL. 85167, PG. 784
D.R.D.C.T.
BLOCK A/8593, LOT 1
FARABI INVESTMENTS, INC
VOL. 2003170, PG. 1413
D.R.D.C.T.

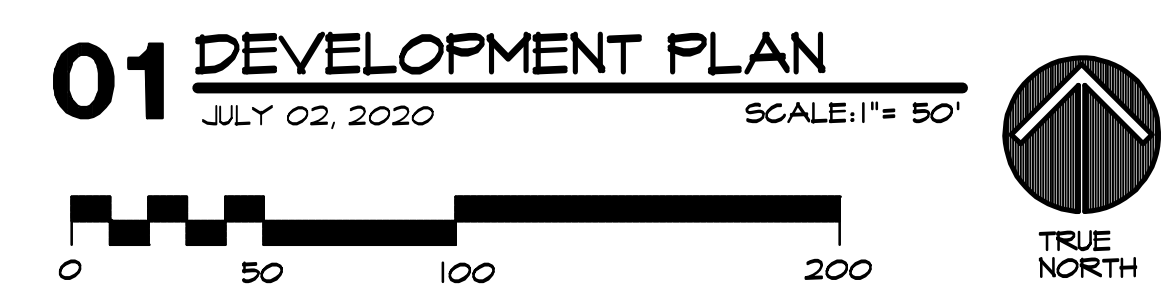
**EXISTING
GAS STATION**



SITE SUMMARY	
SITE INFORMATION	
SITE AREA: 22.00 ACRES (950,920 S.F.)	
TOTAL NUMBER OF DWELLING UNITS 360 (904 S.F. AVG.)	
1-BDRM = 240 (67%)	
2-BDRM = 108 (30%)	
3-BDRM = 12 (3%)	
IMPERVIOUS COVERAGE 34.47%	
IMPERVIOUS COVERAGE = 9.51 AC (365,264 S.F.)	
8.34 ACRES / 21.24 ACRES = 0.3946	
PARKING REQUIRED 502 SPACES	
240 1-BDRM x 1.0 = 240	
108 2-BDRM x 2.0 = 216	
12 3-BDRM x 3.0 = 36	
0.25/DU GUEST = 90	

SYMBOL LEGEND	
II	BUILDING TYPE
10	BUILDING NUMBER
SCR	SPRINKLER CONTROL ROOM (FC)
Handicap symbol	HANDICAP PARKING SPACE, GARAGE OR ANS UNIT
Box with X	APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER UNIT (DASHED LINE INDICATES ASSOCIATED METER BANK)
Thick line	26' FIRE LANE
Dashed line	ACCESSIBLE PATH

BLDG AREAS	
BLDG TYPE I	BLDG TYPE IV
3-STORY	3-STORY
45' BLDG HEIGHT	45' BLDG HEIGHT
BLDG AREA = 59,916 S.F.	BLDG AREA = 25,053 S.F.
BLDG TYPE II	LEASING
3-STORY	1-STORY
45' BLDG HEIGHT	17' BLDG HEIGHT
BLDG AREA = 33,091 S.F.	BLDG AREA = 6,000 S.F.
BLDG TYPE III	
3-STORY	
45' BLDG HEIGHT	
BLDG AREA = 36,714 S.F.	



PLOT DATE: 7/2/2020 PLOT TIME: 2:39 PM PATH NAME: H:\2000\2007 - JPI Cedar Ridge\2007\rd01.bie