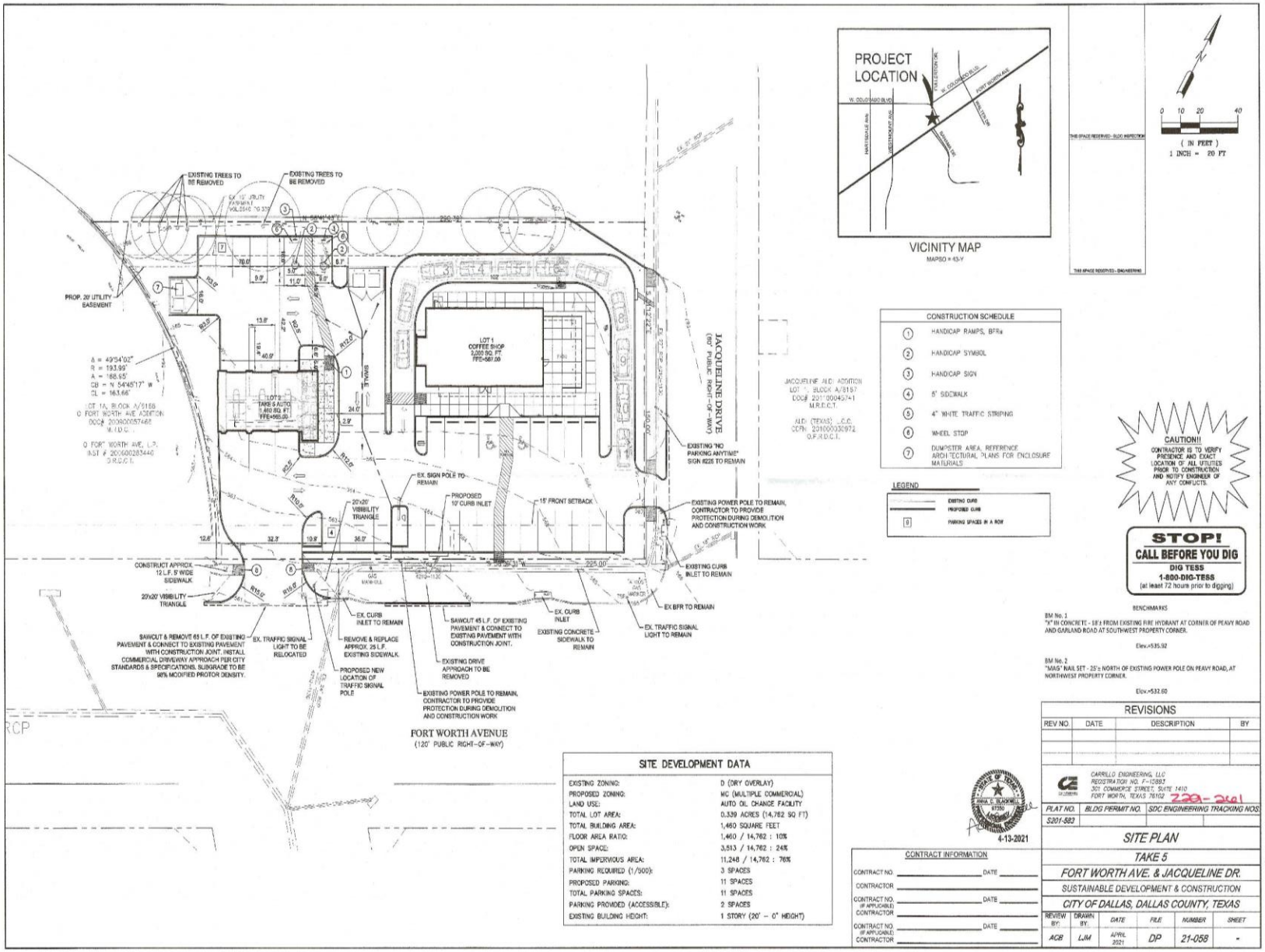

VICINITY MAP
MAPSCO = 43-Y

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

0 10 20 40
(IN FEET)
1 INCH = 20 FT

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS, BFRs
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	5' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER AREA, REFERENCE ARCHITECTURAL PLANS FOR ENCLOSURE MATERIALS

LEGEND

EXISTING CURB
PROPOSED CURB
9 PARKING SPACES IN A ROW

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

BENCHMARKS

BM No. 1
"X" IN CONCRETE - 18'± FROM EXISTING FIRE HYDRANT AT CORNER OF PEAVY ROAD AND GARLAND ROAD AT SOUTHWEST PROPERTY CORNER.

Elev.=535.92

BM No. 2
"MAG" NAIL SET - 25'± NORTH OF EXISTING POWER POLE ON PEAVY ROAD, AT NORTHWEST PROPERTY CORNER.

Elev.=532.60

SITE DEVELOPMENT DATA	
EXISTING ZONING:	D (DRY OVERLAY)
PROPOSED ZONING:	MC (MULTIPLE COMMERCIAL)
LAND USE:	AUTO OIL CHANGE FACILITY
TOTAL LOT AREA:	0.339 ACRES (14,762 SQ FT)
TOTAL BUILDING AREA:	1,460 SQUARE FEET
FLOOR AREA RATIO:	1,460 / 14,762 : 10%
OPEN SPACE:	3,513 / 14,762 : 24%
TOTAL IMPERVIOUS AREA:	11,248 / 14,762 : 76%
PARKING REQUIRED (1/500):	3 SPACES
PROPOSED PARKING:	11 SPACES
TOTAL PARKING SPACES:	11 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
EXISTING BUILDING HEIGHT:	1 STORY (20' – 0" HEIGHT)

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

CARRILLO ENGINEERING, LLC
REGISTRATION NO. F-13893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102 817-239-2601

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.
S201-583		

4-13-2021

CONTRACT INFORMATION	
CONTRACT NO. _____ DATE _____	
CONTRACTOR _____	
CONTRACT NO. _____ DATE _____ (IF APPLICABLE)	
CONTRACTOR _____	
CONTRACT NO. _____ DATE _____ (IF APPLICABLE)	
CONTRACTOR _____	

SITE PLAN

TAKE 5
FORT WORTH AVE. & JACQUELINE DR.
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
ACB	LJM	APRIL 2021	DP	21-058	-