



Parameter	Total Area (ft <sup>2</sup> )	Total Area (acre)
Office Floor Area	1,160	0.03
Shop Floor Area	1,096	0.03
Outside Manufacturing Area	3,767	0.09
Outside Storage Area	7,017	0.16

MAP NOTES:  
 1. THE AREA OF REQUEST IS FOR THREE CONTIGUOUS PARCELS (ID: 636499000000, 636538000000, AND 636541000000) THAT ACT AS ONE SITE.  
 2. THE SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOODPLAIN, NO ESCARPMENT, WATER BODIES, CREEKS, MARSHES, OR DRAINAGE AREAS LOCATED ON THE AREA OF REQUEST. THE AREA OF REQUEST IS RELATIVELY FLAT.  
 3. ACCORDING TO ARTICLE IV, ZONING REGULATIONS DIVISION 51-A, 4-203(b)(2)(C), A PARKING SPACE IS REQUIRED FOR EVERY 600 SQ FT OF FLOOR SPACE AND ONE IS REQUIRED FOR EVERY 600 SQ FT OF OUTSIDE MANUFACTURING AREA. THE TOTAL FLOOR SPACE OF THE OFFICE AND SHOP IS 2,256 SQ FT, REQUIRING 4 SPACES. THE TOTAL MANUFACTURING AREA IS 3,767 SQ FT, REQUIRING 7 SPACES. THE TOTAL NUMBER OF REQUIRED PARKING SPACES IS 11. ACCORDING TO ARTICLE IV ZONING REGULATIONS DIVISION 51-4, 100 ESTABLISHMENT OF ZONING DISTRICTS, OFF-SITE LOADING IS NOT REQUIRED BECAUSE THE SQUARE FEET OF FLOOR AREA IN STRUCTURE IS BETWEEN 0 TO 10,000.  
 4. ARTICLE X STANDARDS ARE PROPOSED AND THEREFORE A LANDSCAPE PLAN IS NOT NEEDED THERE ARE NO EXISTING PUBLIC OR PRIVATE EASEMENTS ON THE AREA OF REQUEST. ALL LIGHTING AND SCREENING REQUIREMENTS FOUND WITHIN THE DALLAS DEVELOPMENT CODE WILL BE FOLLOWED.  
 5. SQUARE FOOTAGE OF IMPERVIOUS AREA: 72,045 SQ. FT. TREE INFORMATION IS INCLUDED IN TREE SURVEY.

TITLE: SITE PLAN	ZONING CASE NO.: Z178-383	DRAWING NO.: 1/1	PROJECT NO.: 113-006	DATE: 1/5/19
SITE: 9107 S. CENTRAL EXPY., DALLAS, TX 75241, 6863 BIRD LN., DALLAS, TX 75241 & 9071 BIRD LN., DALLAS, TX 75241	SCALE: 1" = 30'	DRAWN BY: CS	CHECKED BY: JB	REVISION: R3

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