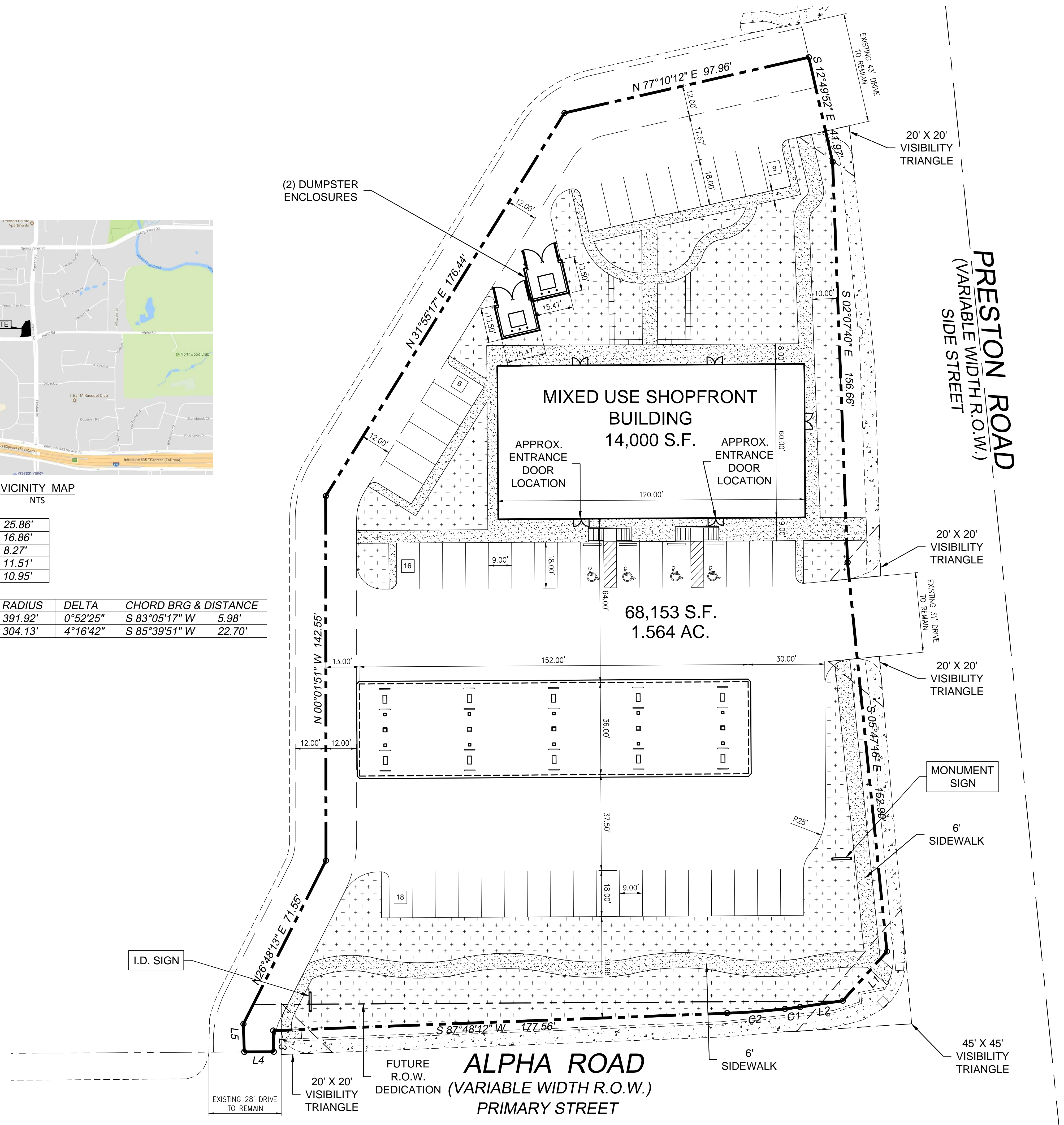


VICINITY MAP
NTS

L1	S 41°52'46" W	25.86'
L2	S 81°39'27" W	16.86'
L3	S 01°43'42" E	8.27'
L4	S 89°39'45" W	11.51'
L5	N 01°51'04" W	10.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG & DISTANCE
C1	5.98'	391.92'	0°52'25"	S 83°05'17" W 5.98'
C2	22.71'	304.13'	4°16'42"	S 85°39'51" W 22.70'

CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



DEVELOPMENT TYPE TABLE TWO STORY MIXED USE SHOPFRONT

DEV. TYPE AREA		
MIXED USE SHOPFRONT	44,310 SQ. FT. (MAX.)	65%
CANOPY	5,472 SQ. FT. (MAX.)	8%
OPEN SPACE	18,371 SQ. FT. (MAX.)	27%

USE & PARKING TABLE

		RATIO (MIN.)
RETAIL AREA 1ST FLOOR	7,000 SQ. FT. (MAX.)	1:275
OFFICE AREA 2ND FLOOR	7,000 SQ. FT. (MAX.)	1:375
PARKING REQUIRED	44 SPACES	
PARKING PROVIDED	49 SPACES	

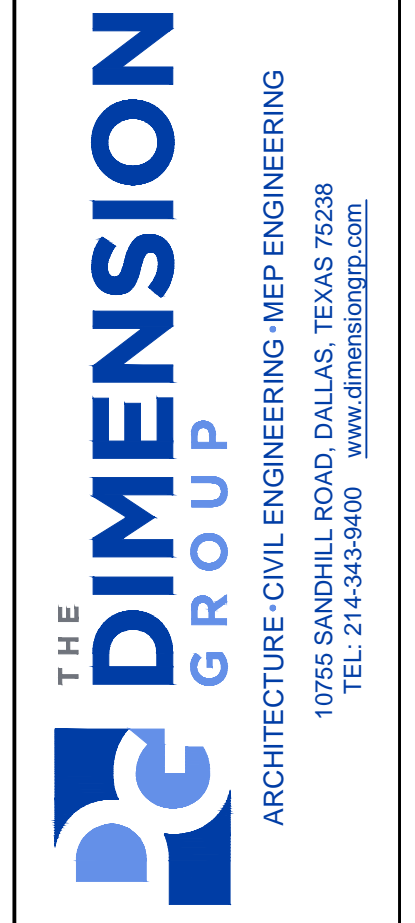
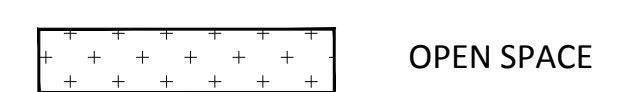
SITE INFORMATION

ZONING DISTRICT:	PD-887 (WMU-12 WALKABLE URBAN MIXED USE)
LAND AREA:	68,153 S.F. OR 1.564 ACRES

OPEN SPACE CALCULATIONS

LAND AREA:	68,153 S.F.
BUILDING AREA:	14,000 S.F.
REQUIRED 4% OF LAND AREA	2,726 S.F.
REQUIRED 1 S.F./28 S.F. OF BUILDING	500 S.F.
REQUIRED TOTAL	3,226 S.F.
PROVIDED TOTAL	18,371 S.F.

DEVELOPMENT TYPE LEGEND



DEVELOPMENT PLAN

No.	DATE	REVISION DESCRIPTION

Project no.: 17-217
 Date: 12/21/17
 Drawn: CJS
 Approved:

7-ELEVEN STORE
 NWC PRESTON RD & ALPHA RD
 DALLAS, TEXAS

SHEET
 DP1

ZONING CASE NO. Z167-386