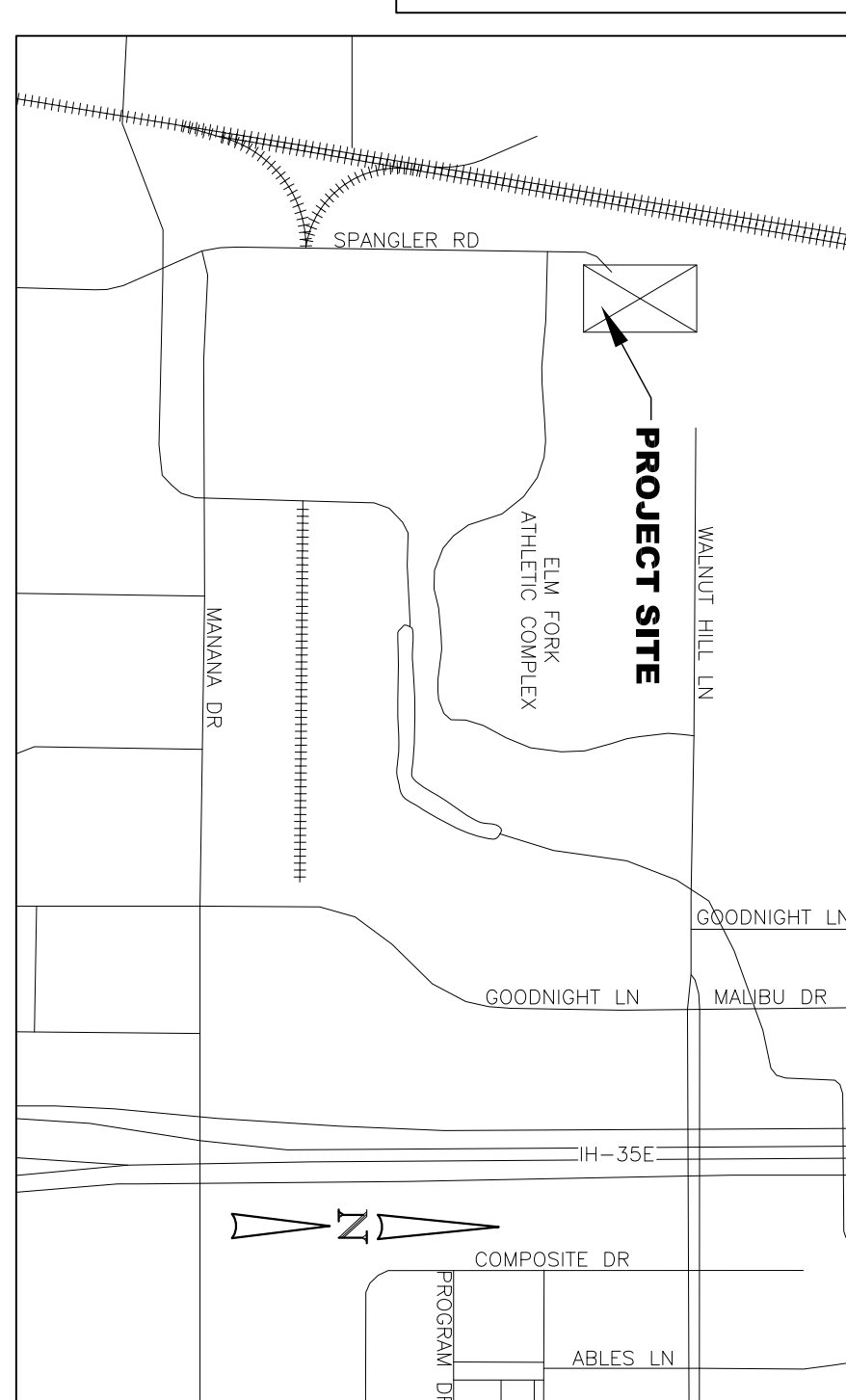


BUILDING AND EQUIPMENT SETBACKS
10'-0" (MIN)
15'-0" (MIN)
20'-0" (MIN)
25'-0" (MIN)
30'-0" (MIN)
35'-0" (MIN)
40'-0" (MIN)
45'-0" (MIN)
50'-0" (MIN)
55'-0" (MIN)
60'-0" (MIN)
65'-0" (MIN)
70'-0" (MIN)
75'-0" (MIN)
80'-0" (MIN)
85'-0" (MIN)
90'-0" (MIN)
95'-0" (MIN)
100'-0" (MIN)

LEGEND	
[Symbol]	= 24" WIDE STRIPPED FIRE LANE
[Symbol]	= NEW SITE POLE LIGHTING (6 PLACES)
[Symbol]	= PROPOSED ON-SITE WATER LINE
[Symbol]	= PROPOSED ON-SITE SANITARY SEWER LINE
[Symbol]	= EXISTING OVERHEAD UTILITIES
[Symbol]	= CHAIN LINK FENCE
[Symbol]	= EXISTING SITE CONTOUR ELEVATIONS
[Symbol]	= PROPOSED SITE CONTOUR ELEVATIONS



SITE DATA	
OVERALL SITE AREA	281,570 SF
MATERIAL STOCKPILING AREA	34,037 SF
PARKING AREA REQUIREMENTS	
EXISTING MANUFACTURING AREA	10,000 SF
PROPOSED FUTURE MANUFACTURING AREA	10,000 SF
PROPOSED FUTURE MAINTENANCE BUILDING (REPLACES 2,550 SF MAINT. AREA IN SW CORNER)	2,500 SF
PROPOSED OFFICE / RESTROOM BUILDING	1,500 SF
PROPOSED FUTURE BATCH PLANT OPERATIONS BUILDING	2,000 SF
TOTAL	26,500 SF
PARKING SPACE SIZES	
STANDARD (STD) SPACE	9' x 18'
ADA ACCESSIBLE SPACE	12' x 18'
CONCRETE MIXER SPACE	12' x 30'
OVER-THE-ROAD (OTR) SPACE	12' x 45'
PARKING REQUIRED	
EXISTING MANUFACTURING AREA	10,000 SF
PROPOSED FUTURE MANUFACTURING AREA	10,000 SF
PROPOSED FUTURE MAINTENANCE BUILDING	2,500 SF
PROPOSED OFFICE / RESTROOM BUILDING	1,500 SF
PROPOSED FUTURE BATCH PLANT OPERATIONS BUILDING	2,000 SF
TOTAL AREA	26,500 SF
TOTAL REQ'D PARKING	44 Spcs
PROVIDED PARKING	
STANDARD (STD) SPACES	46
ADA ACCESSIBLE SPACES	04
TOTAL	50
CONCRETE MIXER SPACES	40
OVER-THE-ROAD (OTR) SPACES	11
TOTAL	51

NOTE: ALL PARKING SPACES TO BE STRIPPED PER CITY OF DALLAS CODE REGULATIONS PRODUCT STOCKPILES (SAND, COARSE EXTERIOR MATERIALS, FILL, AND RECLAIM MATERIAL) IS NOT TO EXCEED 12 FT IN HEIGHT.

CONTRACTOR'S SEAL AND SIGNATURE

ENGINEER'S SEAL AND SIGNATURE

THE CITY OF DALLAS
INSTRUMENT NO. 20070387885
09/20/2016

CITY OF DALLAS
INSTRUMENT NO. 20070387885
09/20/2016

PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

ZONING Z156-357 (OTH)
SITE PLAN

NO.	DATE	DESCRIPTION
1	12/16/16	CORRECTED SITE DATA TABLE
2	12/16/16	CORRECTED SITE DATA TABLE (2nd Time)
3	11/29/16	CORRECTED EXISTING ADDED/IMPROVED LAYOUT
4	11/29/16	ADDED ZONING CASE BLOCK LR CORNER & TBLOCK
5	11/29/16	REVISED SHEET PER CITY ZONING COMMENTS (OTH)
6	11/29/16	REVISED SHEET PER CITY ZONING COMMENTS (OTH)
7	11/29/16	REVISED SHEET PER CITY ZONING COMMENTS (OTH)
8	11/16/16	ASKED CI DALLAS FIRE CODE NOTES
9	8/16/16	RELEASED FOR CITY REVIEW ONLY

CITY OF DALLAS ZONING CASE No.: Z156-357

BURNCO
BURNCO TEXAS, LLC.
IRVING READY-MIX PLANT

ENGINEYNTON ENTERPRISES, INC.
CONSULTING ENGINEER
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS REGISTERED ENGINEERING FIRM No. F-4189

ENGINEYNTON ENTERPRISES, INC.
THOMAS A. EYINGTON, JR., P.E.
CONSULTING ENGINEER
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS REGISTERED ENGINEERING FIRM NO. F-4189

817-368-0750
thomas.eyington@eyington.com

ZONING Z156-357 (OTH)
SITE PLAN
L0.01

BURNCO TEXAS, LLC. (IRVING READY-MIX PLANT)
10940 SPANGLER ROAD
DALLAS, TEXAS 75220