LEMMON AVENUE
110' RIGHT-OF-WAY

105.5' EXISTING STORAGE
77.1' EXISTING TRANSITION
165.6'
69.9' EXISTING OPENING

TBM-"X" CUT FOUND ELEV.=493.27'

N89°44'36"E 14.12

S45°10'00"E 402.17'

S45°08'02"E 71.14'

CONCRETE WALL

EXISTING FIRE HYDRANT

VISIBILITY TRIANGLE TYP. 20'X20'

EXISTING ASPHALT PAVEMENT

EXISTING LIGHT POLES

32.7' EXISTING DRIVEWAY

30.5' EXISTING DRIVEWAY

EXISTING FIRE HYDRANT

EXISTING ASPHALT PAVEMENT

32.7' EXISTING DRIVEWAY

54.0' DISPLAY PARKING (6)

45.0' DISPLAY PARKING (5)

PROPOSED ISLAND TO BE SAWCUT IN

PROPOSED BFR

PROPOSED 11'X55' LOADING AREA

90.0' DISPLAY PARKING (10)

51.0' DISPLAY PARKING (6)

99.0' DISPLAY PARKING (11)

54.0' DISPLAY PARKING (6)

90.0' DISPLAY PARKING (10)

63.0' DISPLAY PARKING (7)

CONCRETE PATIO

35.0' DISPLAY PARKING (15)

144.0' DISPLAY PARKING (16)

90.0' DISPLAY PARKING (10)

EXISTING LIGHT POLES

PROPOSED FIRE HYDRANT

24' FIRE LANE

DISPLAY PARKING (10)

DISPLAY PARKING (10)

DISPLAY PARKING (10)

S24°56'51"W 558.88'

PROPOSED 25.0' UTILITY EASEMENT BY SEP. INSTRUMENT NO. 201700255989

PROPOSED 25.0' MUTUAL ACCESS EASEMENT BY SEP. INSTRUMENT NO. 201700255989

PROPOSED DUMPSTER AREA

DISPLAY PARKING (4)

6' METAL FENCE

MAHANNA STREET
VARIABLE WIDTH RIGHT-OF-WAY

N44°39'11"E 327.60'

24.0'

EXISTING BUILDING: 40,448 S.F.
PROPOSED ADDITION: 29,953 S.F.
TOTAL S.F. = 70,401 S.F.
COMERCIAL CONSTRUCTION

LOT 1, BLOCK B/2343
UNIVERSITY PARK AUDI
VOL. 2002211, PG. 26
183,537 SQ. FT. OR 4.21 ACRES
PD 193 (LC)

LOT 1A, BLOCK 1/2452
UNIVERSITY PARK AUDI II
VOL. 2011211, PG 609

36.4' EXISTING DRIVEWAY

PROPOSED 11'X35' LOADING AREA

PROPOSED 6' FIRE LINE

EXISTING FDC CONNECTION

EMPLOYEE PARKING (7)

PROPOSED 2" METER

EXISTING TRANSFORMER PAD

EMPLOYEE PARKING (5)

PROPOSED 8" WTR LINE

PROPOSED 6" PRIVATE SS LINE

6' METAL FENCE

END WOOD FENCE BEGIN METAL FENCE

EXISTING CONCRETE PAD

RIP RAP

N45°10'00"W 411.11'

EXISTING FIRE HYDRANT

15' CONCRETE ALLEY

N45°11'32"W 193.24'

EXISTING LIGHT POLES TO REMAIN

PROPOSED 6' SOLID WOOD FENCE

PROPOSED 25.0' MUTUAL ACCESS EASEMENT BY SEP. INSTRUMENT NO. 201700255989

EXISTING 6' CHAIN LINK FENCE W/ PRIVACY SLATS PER PD 193

PROPOSED 25.0' UTILITY EASEMENT BY SEP. INSTRUMENT NO. 201700255989

BLOCK 2343
WESTBURY PARK CONDOMINIUM
VOL. 82222, PG 4931

48.3'

48.4'

SITE DATA:

ZONING:	PD 193 (LC)
LOT AREA:	183,537 SQ. FT.
AREA IN DRIVEWAYS:	40,145 SQ. FT.
AREA IN LANDSCAPE:	25,687 SQ. FT.
AREA OF BUILDING:	70,401 SQ. FT.
AREA OF OFF-STREET PARKING	5,022 SQ. FT.

PARKING REQUIRED:

OUTSIDE DISPLAY:	
(LOT AREA - (DRIVES, LANDSCAPE, BUILDING AND OFF-STREET PARKING)	42,282/500=85+20%= 102
INSIDE DISPLAY:	6,000/200=30+20%= 36
TOTAL PARKING REQUIRED	138
PARKING PROVIDED:	163
EMPLOYEE PARKING PROVIDED:	24
TOTAL PARKING PROVIDED:	187

SURVEYOR
PEISER & MANKIN SURVEY, LLC.
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 / 817-481-1809 (FAX)
CONTACT: TIMOTHY R. MANKIN

ARCHITECT
SPRING ENGINEERING, INC.
3014 U.S. HIGHWAY 19
HOLIDAY, FLORIDA 34691
(727) 938-1516 / (727) 942-4174 (FAX)
CONTACT: DEREK J. RAY R.A. LEED AP

LEGEND

- PROPERTY LINE
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- GAS — EXISTING GAS LINE
- EXISTING STORM LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM LINE
- 695 — EXISTING CONTOURS
- 694 — EXISTING CONTOURS
- 695 — PROPOSED CONTOURS
- 694 — PROPOSED CONTOURS
- CONCRETE SIDEWALK
- CONCRETE FIRE LANE
- (16) PARKING COUNT

0 30' 60'
GRAPHIC SCALE - 1"=30'

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ALL THE REQUIREMENTS OF THE DALLAS SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
4. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
5. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.

311T-8911

DEVELOPMENT PLAN
Z190-308

OWNER
FORBES TODD GROUP
P.O. BOX 191069
DALLAS, TEXAS, 75219
CONTACT: FRANK RICHARDSON
(214)-379-6500

ENGINEER
HART, GAUGLER & ASSOCIATES, INC.
12801 N. CENTRAL EXPWY.
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (FAX)
TEXAS REGISTERED ENGINEERING FIRM #F-5053
CONTACT: JOHN D. BLACKER

SEPTEMBER 29, 2020

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Dallas, Texas 75243
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Texas Registered Engineering Firm #F-5053

JOHN D. BLACKER
68300
REGISTERED PROFESSIONAL ENGINEER

UNIVERSITY PARK AUDI ADDITION
4.21 AC. (183,537 S.F.)
LOT 1, BLOCK B/2343
VOL. 2002211, PG. 26
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN

Scale:	AS SHOWN
Designed by:	HGA
Drawn by:	HGA
Checked by:	JDB
Date:	NOVEMBER, 2017
Project No.	215104

SHEET
C0.01

IMAGES 16x85-1 - 2019-12-02 - 2020-09-29 - XREF x2456 - XREF 8380 - XREF 20128 - 2-base 1st floor - XREF x1560f2 - XREF A1dl
XREFS X-BASE-1st FLOOR-BASE-2020-09-29 - XREF A1dl
DWG NAME F:\2015\215104\DWG\PLAN SET(C0.0) SITE PLAN.DWG
LAST SAVED 9/29/2020 11:11 AM