



- GENERAL SITE NOTES**
1. THE EXISTING CONTOURS SHOWN ARE BASED ON LIDAR DATA POINTS AND ARE APPROXIMATE.
 2. THE SITE IS CURRENTLY UNPLATTED AND THE BOUNDARIES SHOWN ARE BASED ON INFORMATION FROM A COMBINATION OF DEEDS.
 3. TYPICAL DIMENSIONS FOR A PASSENGER CAR & TRUCK PARKING SPACE ARE 9'X18' AND 12'X55', RESPECTIVELY.
 4. ALL PROPOSED LANDSCAPE WILL ADHERE TO THE REQUIREMENTS IN ARTICLE X OF THE DALLAS DEVELOPMENT CODE.

LOT CALCULATION TABLE

	TOTAL AREA	PARKING REQ.*	PARKING PROV.	PROPOSED USE
LOT 1	1,546,277 SF	76 SPACES	169 SPACES 44 TRUCK SPACES	WAREHOUSE
LOT 2	1,854,361 SF	86 SPACES	167 SPACES 326 TRUCK SPACES	WAREHOUSE

*PARKING REQUIRED = 1/1000 FOR FIRST 20,000 SF + 1/4000 SF WAREHOUSE

SUBDISTRICT CALCULATION TABLE

	MAX FLOOR AREA	PROP. FLOOR AREA
PD 521 S-1D	231,303 SF	231,303 SF
PD 521 S-1C	292,723 SF	292,723 SF

DALLAS POWER & LIGHT COMPANY (VOL. 81192, PG. 1461) (D.R.D.C.T.)
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ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

PRELIMINARY
 NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E. TEXAS REGISTRATION NO. 118740
 DATE: 03/03/2016

NO.	DATE	REVISION

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

DEVELOPMENT PLAN
MOUNTAIN CREEK INDUSTRIAL DEVELOPMENT
MOUNTAIN CREEK PARKWAY & CAMP WISDOM ROAD
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	TBH	MAR 2016	1"=100'			C0.1

MOUNTAIN CREEK INDUSTRIAL DEVELOPMENT