

BUILDING AREAS:

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use / potential Future Mini-Warehouse
BUILDING TWO (Existing 4 Story):	91,210 sf Mini-Warehouse
BUILDING THREE (New 2 Story):	27,650 sf Mini-Warehouse
TOTAL:	179,032 sf

FLOOR AREA RATIO:

60,172 sf (gross) Multi-Use / potential Future Mini-Warehouse	0.33 FAR
91,210 sf (gross) MINI-WAREHOUSE	0.50 FAR
27,650 sf (gross) MINI-WAREHOUSE	0.15 FAR
TOTAL:	0.98 FAR

COVERAGE:

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,501 SF (19.5%)
BLDG COVERAGE:	54,480.70 SF (30%)

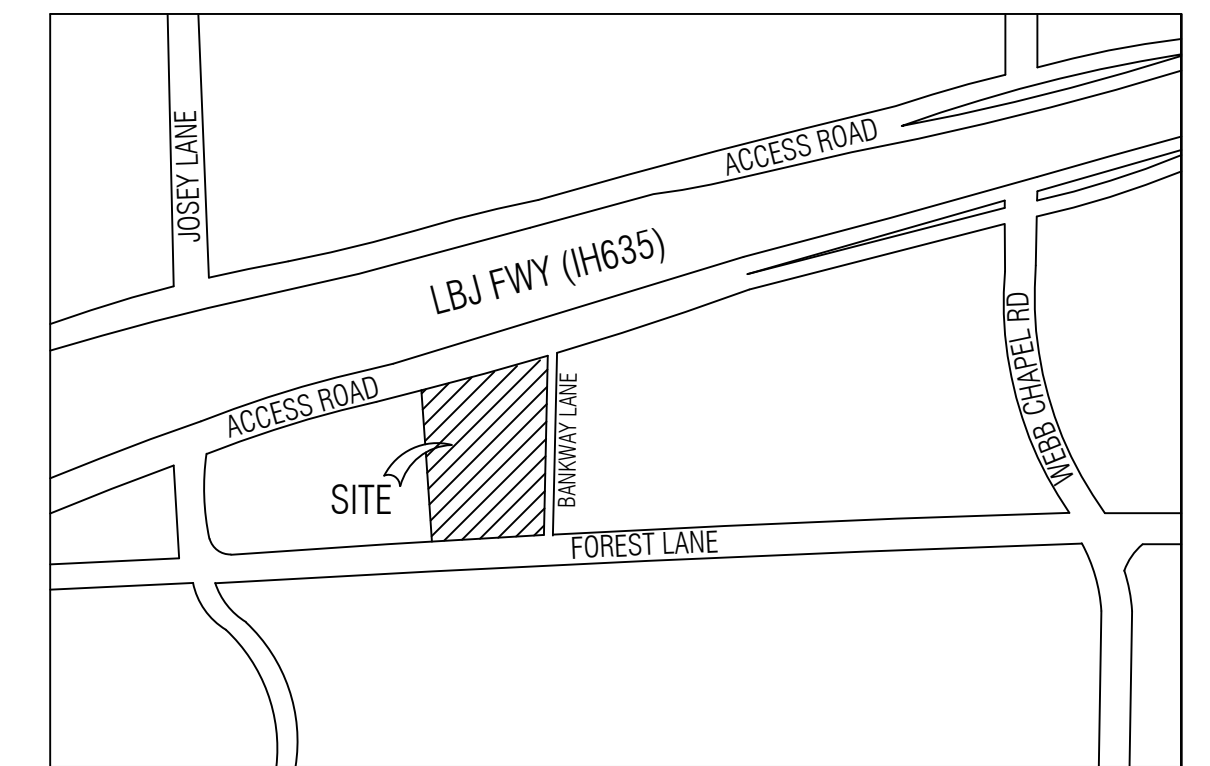
LANDSCAPING:

Except as otherwise provided on the landscape plan attached hereto as Exhibit " ", landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

FLOOD PLAIN:

ZONE X: Community Panel No. 48113C0170J, effective date 08/23/01
(Per FEMA Maps-Flood Plain)

VICINITY MAP:



ZONING:

EXISTING CLASSIFICATION: GO(A)
PROPOSED CHANGE TO PLANNED DEVELOPMENT No. _____

PARKING:

REQUIRED:	
MINI-WAREHOUSE (SUP):	6 SPACES
MIXED USE BUILDING:	185 SPACES
TOTAL REQUIRED:	191 SPACES
PROVIDED:	
TOTAL:	213 SPACES

LBJ METROPLEX, LP

LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION
2964 & 2974 LBJ FREEWAY
DALLAS, TX 75234

Zoning Case No: #Z167-180(JM)	Date: 03.06.2019
Revision:	
Revision:	
Revision:	

SUP SITE PLAN