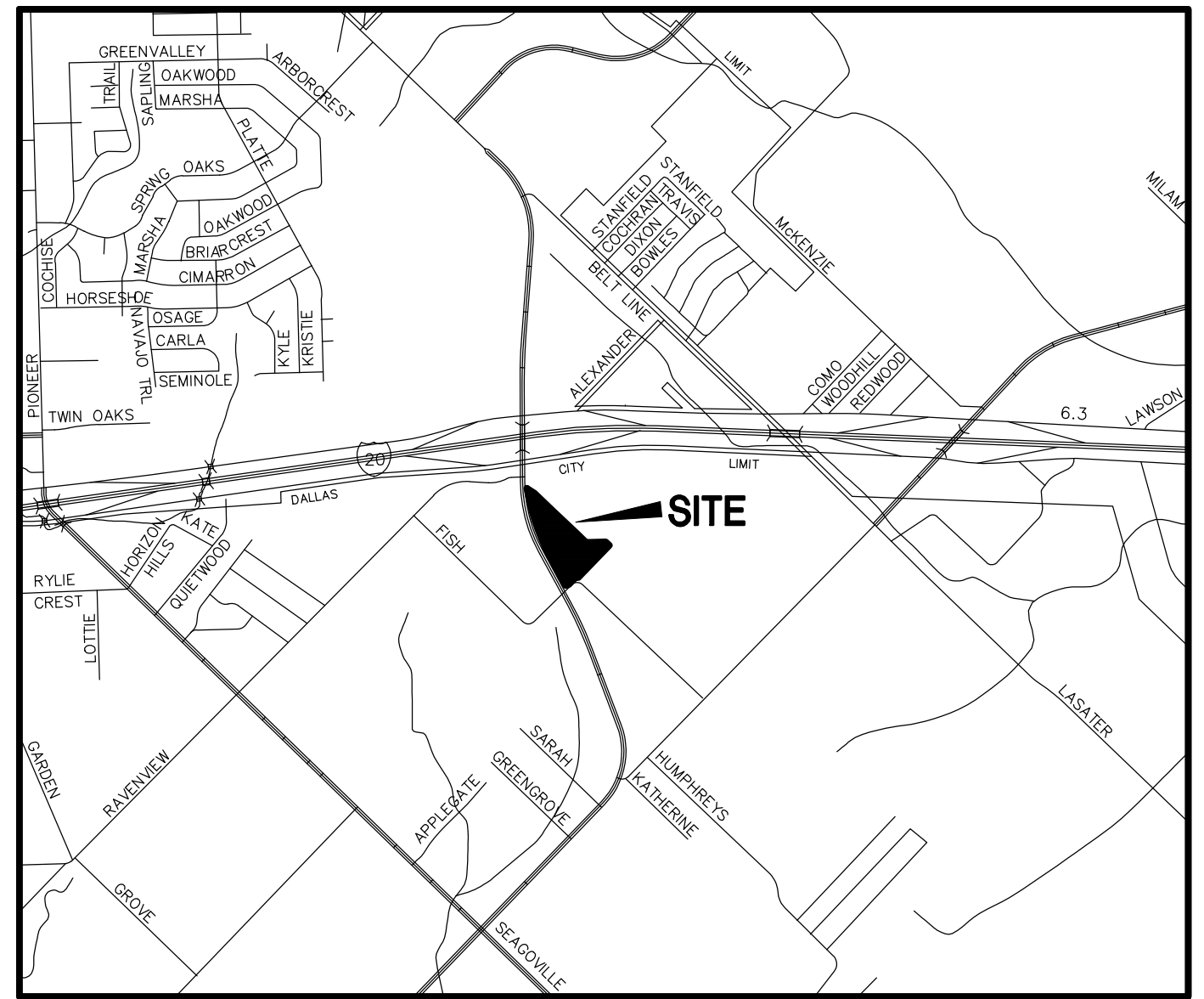


REMAINDER
CENTRAL 15TH LLC
VOL. 2002068 PG. 4875
D.R.D.C.T.
CR ZONING

REMAINDER
CENTRAL 15TH LLC
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D.R.D.C.T.
A(A) ZONING



LOCATION MAP

LOT 5 SITE SUMMARY (MINI-WAREHOUSE TRACT ONLY)	
SITE AREA	134,759 SQ. FT. (3.094 ACRES)
ZONING	CR (COMMERCIAL RETAIL)
BUILDING AREA	
OFFICE	875 SQUARE FEET
MINI-WAREHOUSE	43,750 SQUARE FEET
TOTAL	44,625 SQUARE FEET
PARKING REQUIRED	6 SPACES
PARKING PROVIDED	6 SPACES
LOT COVERAGE	33.11%

- NOTES:
- ALL USES AND RESTRICTIONS FOR CR ZONING SHALL BE ALLOWED WITH THE FOLLOWING EXCEPTIONS:
A. MINI-WAREHOUSE USES SHALL BE ALLOWED
 - LANDSCAPING SHALL MEET ALL APPLICABLE ORDINANCES AND REQUIREMENTS.
 - ON-SITE PARKING SHALL MEET ALL APPLICABLE ORDINANCES AND REQUIREMENTS.
 - LOT CONFIGURATIONS MAY VARY AS LONG AS ALL LOTS COMPLY WITH ALL APPLICABLE ORDINANCES.
 - THIS PLAN IS CONCEPTUAL IN NATURE. DEVELOPMENT OF THIS PROPERTY MAY VARY FROM THE PLAN AS LONG AS ALL DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.

NOTE: AREA SHOWN CROSS-HATCHED IS NOT PART OF THIS SUP. HATCHED AREA INDICATES FUTURE DEVELOPMENT AND MAY OR MAY NOT BE DEVELOPED EXACTLY AS SHOWN.

REVISIONS:	
4/30/18	PER CITY REVIEW

CITY CASE NO. Z178-107

SHEET TITLE:
SITE PLAN FOR SUP
3.094 ACRES TRACT OF LAND
ROBERT KLEBERG SURVEY ABSTRACT NO. 716
BELTLINE ROAD AT FISH ROAD
DALLAS, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

OWNER/APPLICANT:
CENTRAL 15TH LLC
1540 ROCK RIDGE ROAD
PROSPER, TEXAS 75078-9727
TEL: 214-213-5928
CONTACT: CHARLES COTTEN
email: charles@csecre.com

DATE: MARCH 15, 2018 DRAWN BY: SAS SHEET NO.
SCALE: 1" = 40' CHECKED BY: JDJR 1 OF 1