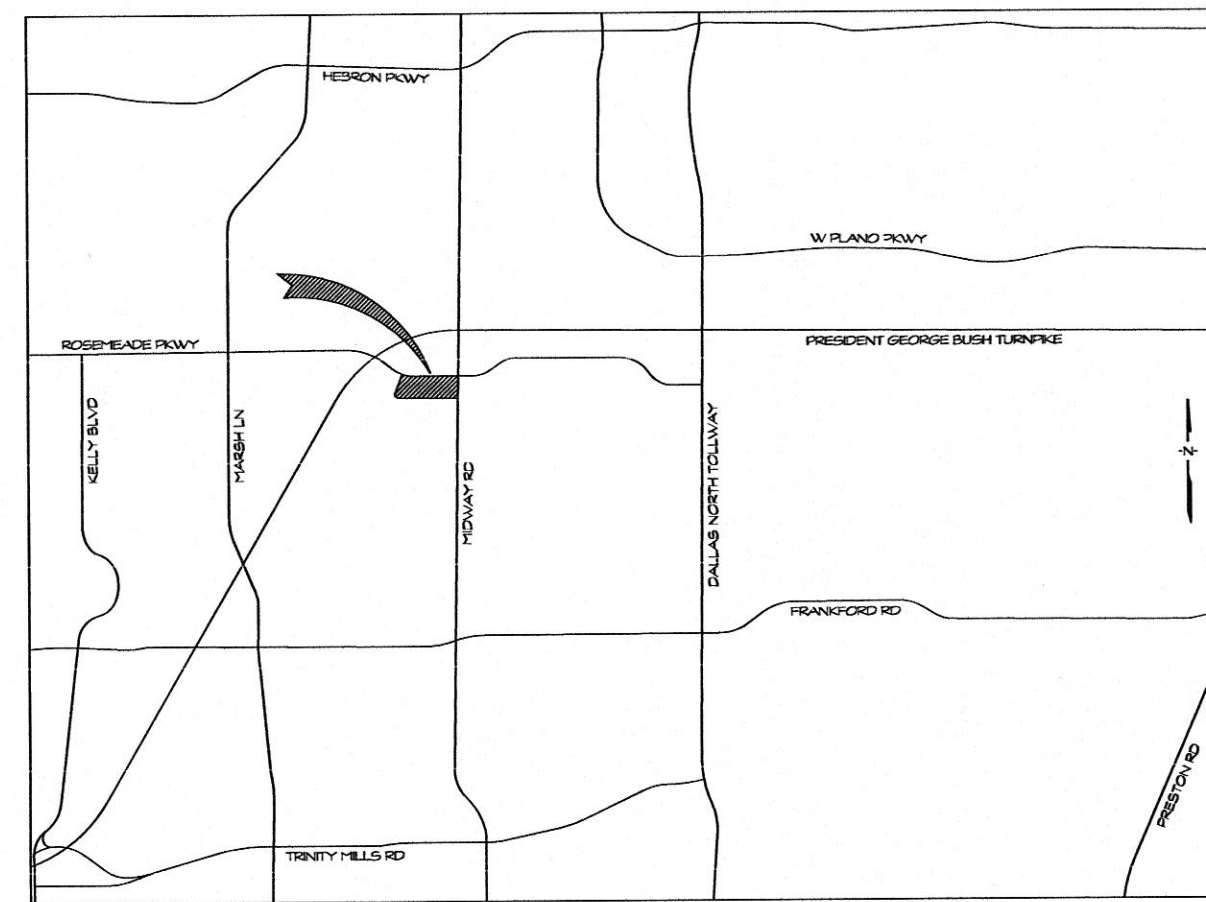


P:\Talley Projects\Talley - Caladium Canal Shopping Center\Drawings\Sheets\400-04-02 Sheet A1.1 01-01.dwg , Plotted on: Feb 24, 2016 - 4:20pm

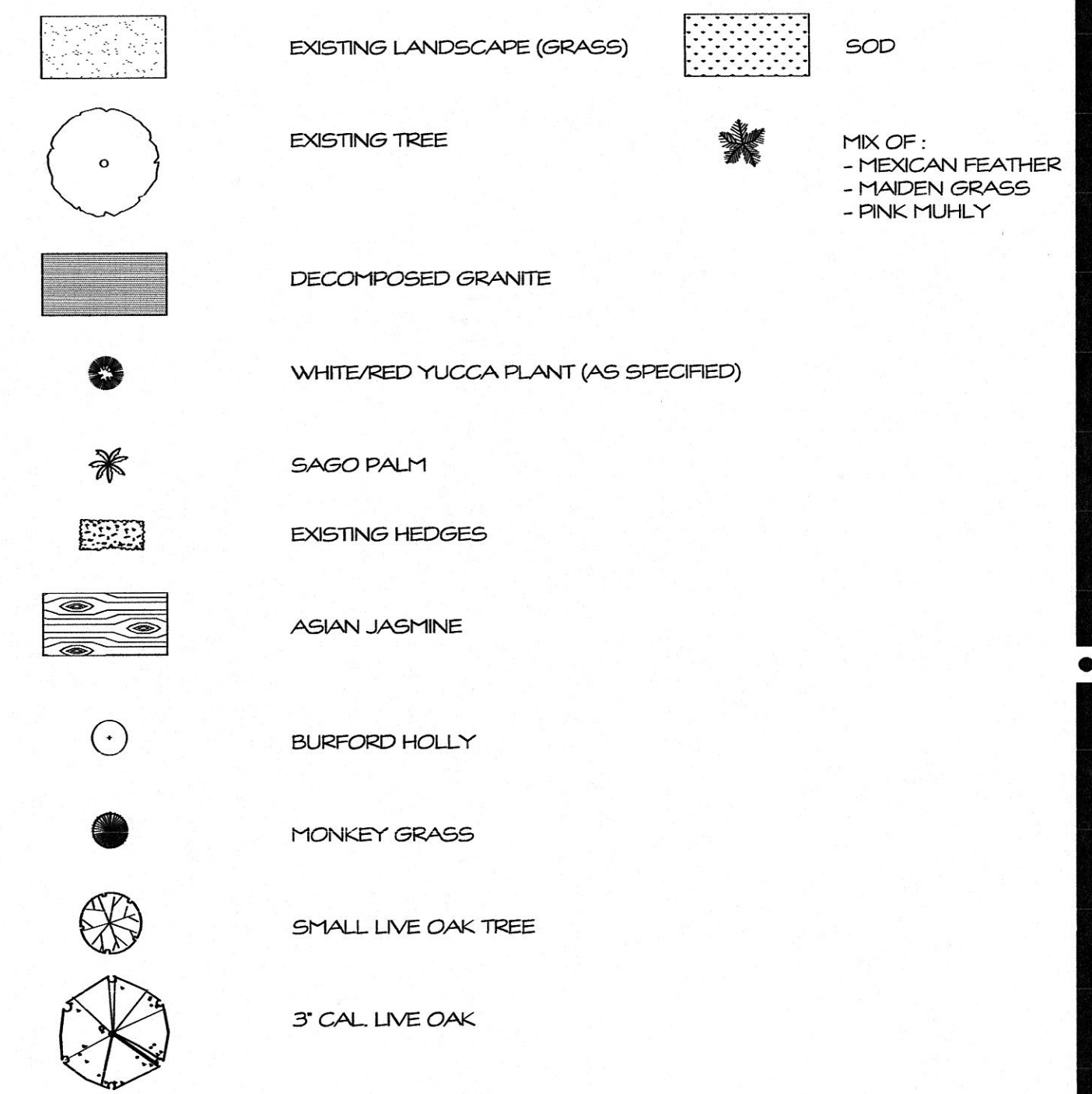
VICINITY MAP



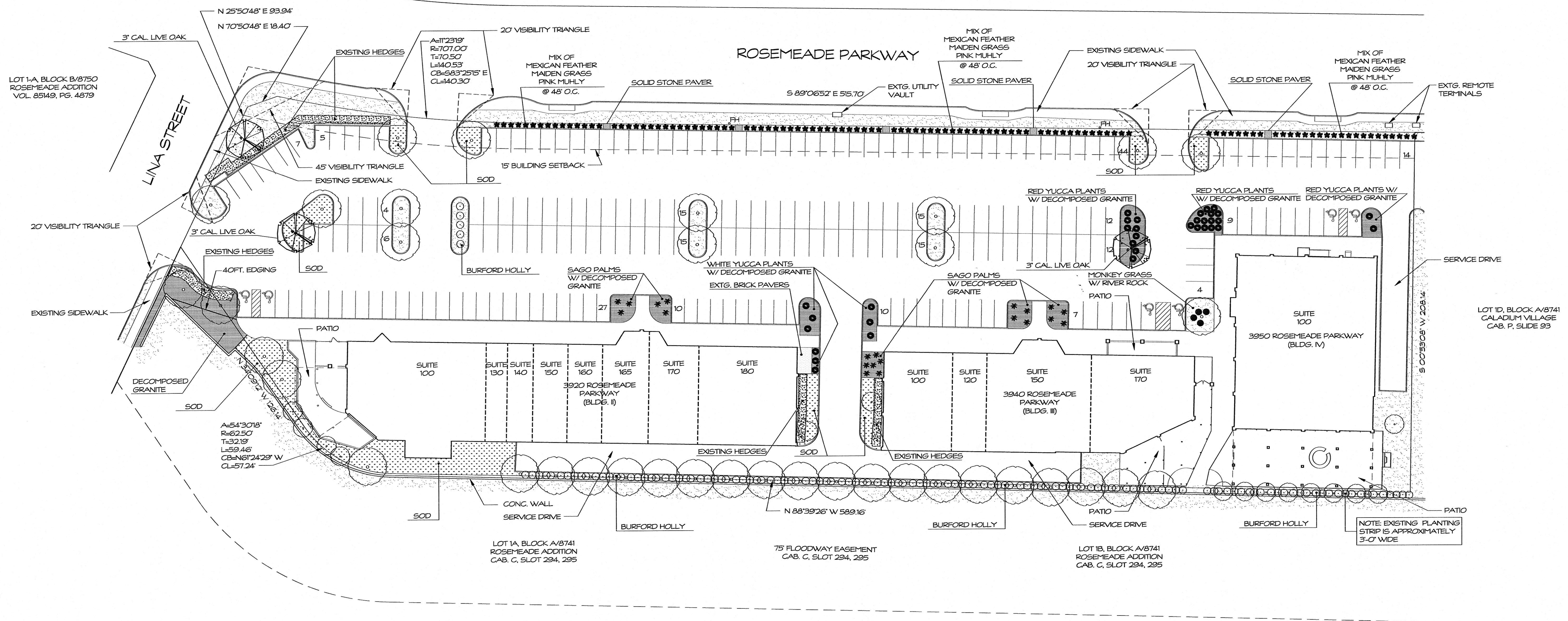
SITE SUMMARY

<b>SITE DATA</b>	3.2098 ACRES
LOT SIZE	PD-943
ZONING	15'
BUILDING SETBACK (FRONT)	20' ADJACENT TO RESIDENTIAL/ OTHER NO MIN. 54' (4 STORIES)
BUILDING SETBACK (SIDE)	RETAIL & PERSONAL SERVICES, OFFICE
<b>PARKING DATA</b>	225 SPACES
GENERAL PARKING	6 SPACES
ACCESSIBLE PARKING	231 SPACES
TOTAL PARKING	
<b>BUILDING DATA</b>	
BLDG. II - FLOOR AREA	15,136 SQ. FT.
BLDG. II - PATIO AREA	1,806 SQ. FT.
BLDG. II - HEIGHT	13'-0"
BLDG. II - STORES	1
BLDG. III - FLOOR AREA	9,967 SQ. FT.
BLDG. III - PATIO AREA	2,106 SQ. FT.
BLDG. III - HEIGHT	19'-0"
BLDG. III - STORES	1
BLDG. IV - FLOOR AREA	8,135 SQ. FT.
BLDG. IV - PATIO AREA	3,137 SQ. FT.
BLDG. IV - HEIGHT	19'-0"
BLDG. IV - STORES	1

SITE LEGEND



COFFEE CREEK APARTMENTS ADDITION  
CAB. D, PG. 257  
LOT 1A



LOT 1A, BLOCK B/8750  
ROSEMEADE ADDITION  
VOL. 8549, PG. 4879

LOT 1D, BLOCK A/8741  
CALADIUM VILLAGE  
CAB. P, SLIDE 93

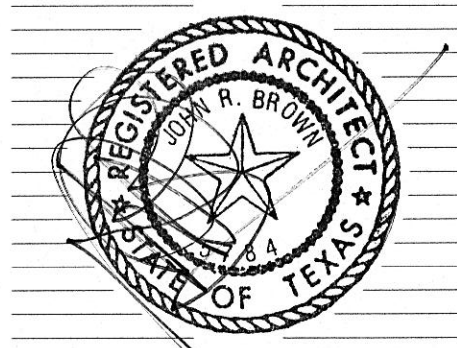
LOT 1A, BLOCK A/8741  
ROSEMEADE ADDITION  
CAB. C, SLOT 294, 295

75' FLOODWAY EASEMENT  
CAB. C, SLOT 294, 295

LOT 1B, BLOCK A/8741  
ROSEMEADE ADDITION  
CAB. C, SLOT 294, 295

NOTE EXISTING PLANTING  
STRIP IS APPROXIMATELY  
3'-0" WIDE

Caladium Canal Shopping Center  
3950 Rosemeade Parkway  
Dallas, Texas 75287  
Development/Landscape Plan



2-24-16

Project No. 400.04.02

SHEET

A  
1.1

