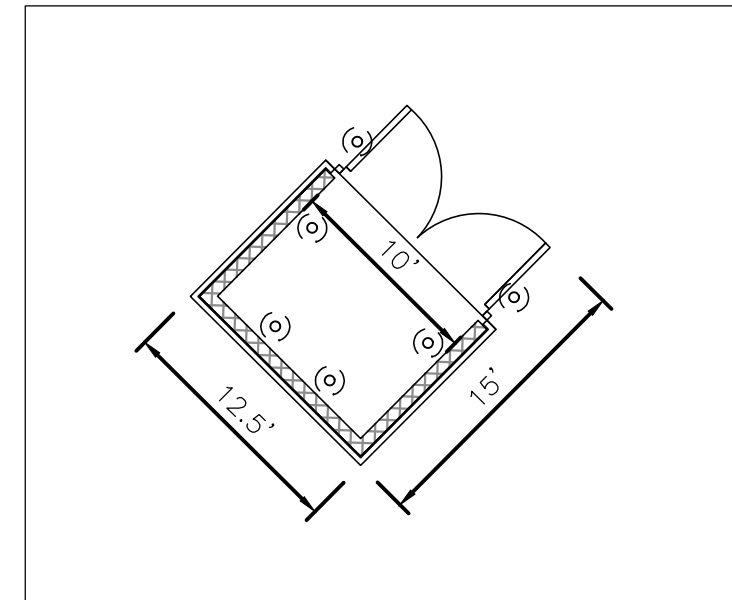


VICINITY MAP
N.T.S.



DUMPSTER DETAIL

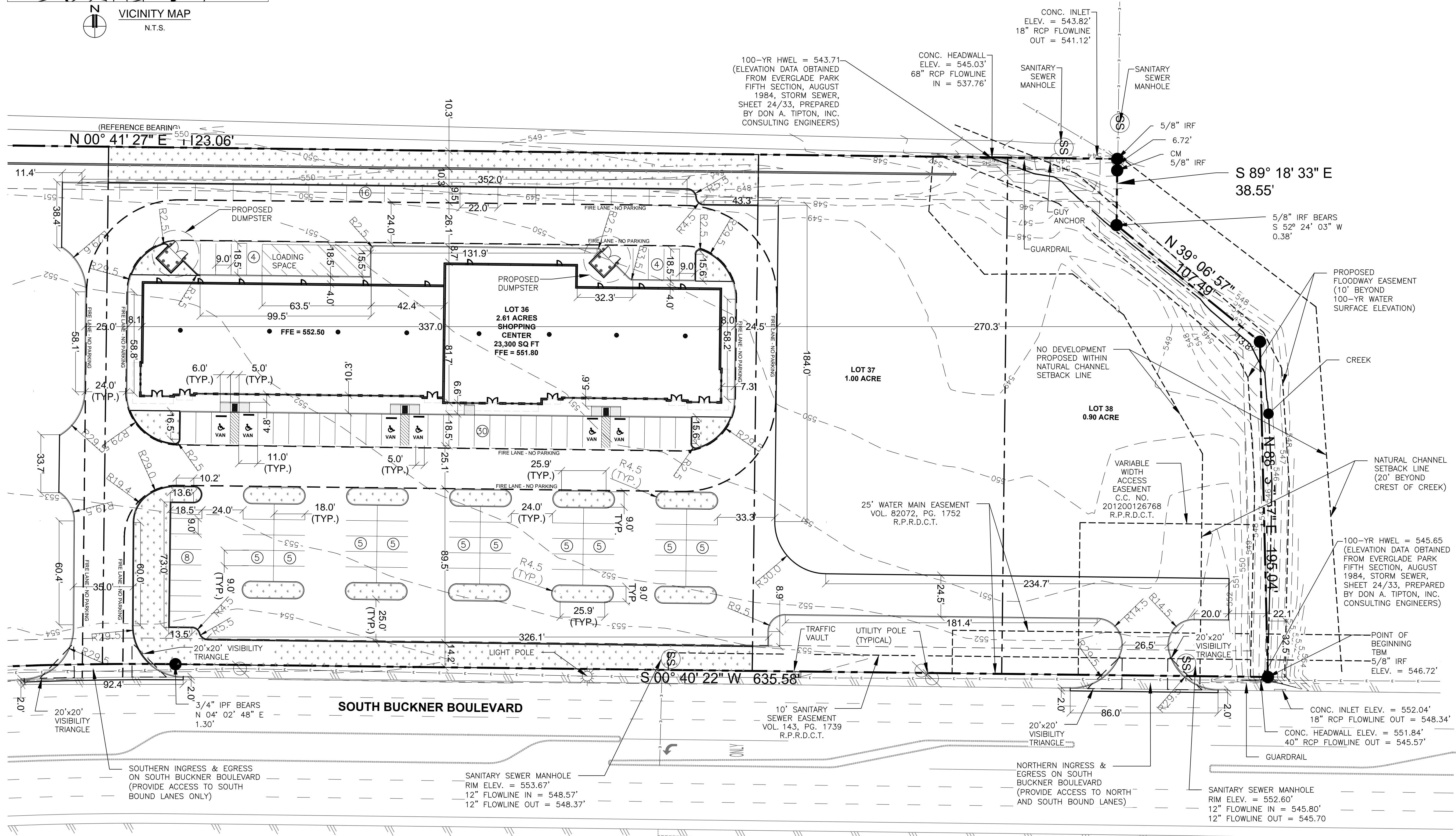
SCALE: 1" = 10'

ZONING SUMMARY TABLE (PAD 3)

EXISTING ZONING	PD605
PROPOSED USE	GENERAL MERCHANDISE
LOT AREA	113,593 SF
BUILDING AREA	23,300 SF
% OF LOT COVERAGE	20.5%
PARKING REQUIREMENTS (1 SPACE/220SF)	106 SPACES
# OF SPACES PROVIDED	112 SPACES
ADA ACCESSIBLE PARKING REQUIRED	5 SPACES
ADA ACCESSIBLE PARKING PROVIDED	6 SPACES

DEVELOPMENT PLAN NOTES:

1. MAXIMUM STRUCTURE HEIGHT WILL BE WITHIN THE PD605 REQUIREMENT OF 35 FEET PER SECTION 51P-605.108(d).
2. MAXIMUM NUMBER OF STORIES WILL BE WITHIN THE PD605 REQUIREMENT OF TWO (2) PER SECTION 51P-605.108(g).



LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- PROPOSED CURB & GUTTER
- PROPOSED PARKING SPACES STRIP
- PROPOSED FIRE LANE
- PROPOSED 6' SCREENING WALL
- EASEMENT
- SETBACK LINE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING LEFT TURN LANE STRIP
- ROADWAY
- EXISTING ASPHALT ROADWAY
- EXISTING CONCRETE PAVEMENT
- ADJACENT PROPERTY LOT LINE
- EXISTING ELECTRIC LINE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ▭ PROPOSED HANDICAP RAMP PER CITY OF DALLAS REQUIRED
- ▭ PROPOSED BUILDING
- ⊕ NUMBER OF PROPOSED PARKING SPACES

CONSULTANT: _____ SEAL: _____

THIS DRAWING IS NOT BE USED FOR CONSTRUCTION OR DEMOLITION PURPOSES. IT IS FOR PRELIMINARY DESIGN AND REVIEW PURPOSES ONLY.

FOR PRELIMINARY DESIGN & REVIEW PURPOSES ONLY.

NO.	REVISION	DESCRIPTION	DATE
1	REMOVED PAD 4 BUILDING AND ASSOCIATED PARKING, DRIVES, AND DIMENSIONS		2/21/2017
2	REVISED PAD 3 BUILDING AND ASSOCIATED PARKING, DRIVES, AND DIMENSIONS		2/22/2017

500 Moseley Road
 Cross Roads, Texas 76227
 Phone (940) 387-0805
 Fax (940) 387-0830
 (TBPE # F-12214)

DEVELOPMENT PLAN

BUCKNER COMMERCIAL DEVELOPMENT
 5204 S. BUCKNER BOULEVARD

SITE LOCATION:
DALLAS, TEXAS

CLIENT: **SQUARE FOOT, INC.**

DATE: 1/17/2017	SHEET: C-01
DRAWN BY: MLL	
CHECKED BY: CB	
SCALE: AS NOTED	

FILE: S:\Current\Clients\Square Foot - Mark Mordecai\CAD\Development\Plan\C-01 DEVELOPMENT PLAN.dwg DATE: 11/11/2016
 PLOT: 6/1/2017 12:08 PM

CASE #