



SITE DATA	
LOT AREA	34,891.7 SF (0.80 AC)
BUILDING AREA	3,062 S.F. (9%)
LANDSCAPE AREA	5,408 S.F. (15%)
MAX LOT COVERAGE %	60%
PROPOSED LOT COVERAGE %	31%
FUEL CANOPY COVERAGE %	6.5%
BUILDING COVERAGE %	8.8%
CURRENT ZONING:	PD 714 SUB-DISTRICT 1A
BUILDING HEIGHT	20'-8"
NORTH SETBACK	6' FROM COMMERCE ST.
EAST SETBACK	6' FROM MAY ST.
SOUTH SETBACK	6' HARBIN ST.
WEST SETBACK	6' SULPHUR ST.
PARKING REQUIRED BY CITY:	17 (1/200 S.F. PLUS 2 FOR FUELING)
TOTAL PARKING PROVIDED:	16
BIKE PARKING PROVIDED:	12 PROVIDED FOR REDUCTION OF 2 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	1

NO.	DATE	REVISIONS	COMMENTS

310 W. COMMERCE ST.

 DALLAS, TX 75208

Development Plan-

 PD 714, Subdistrict 1D