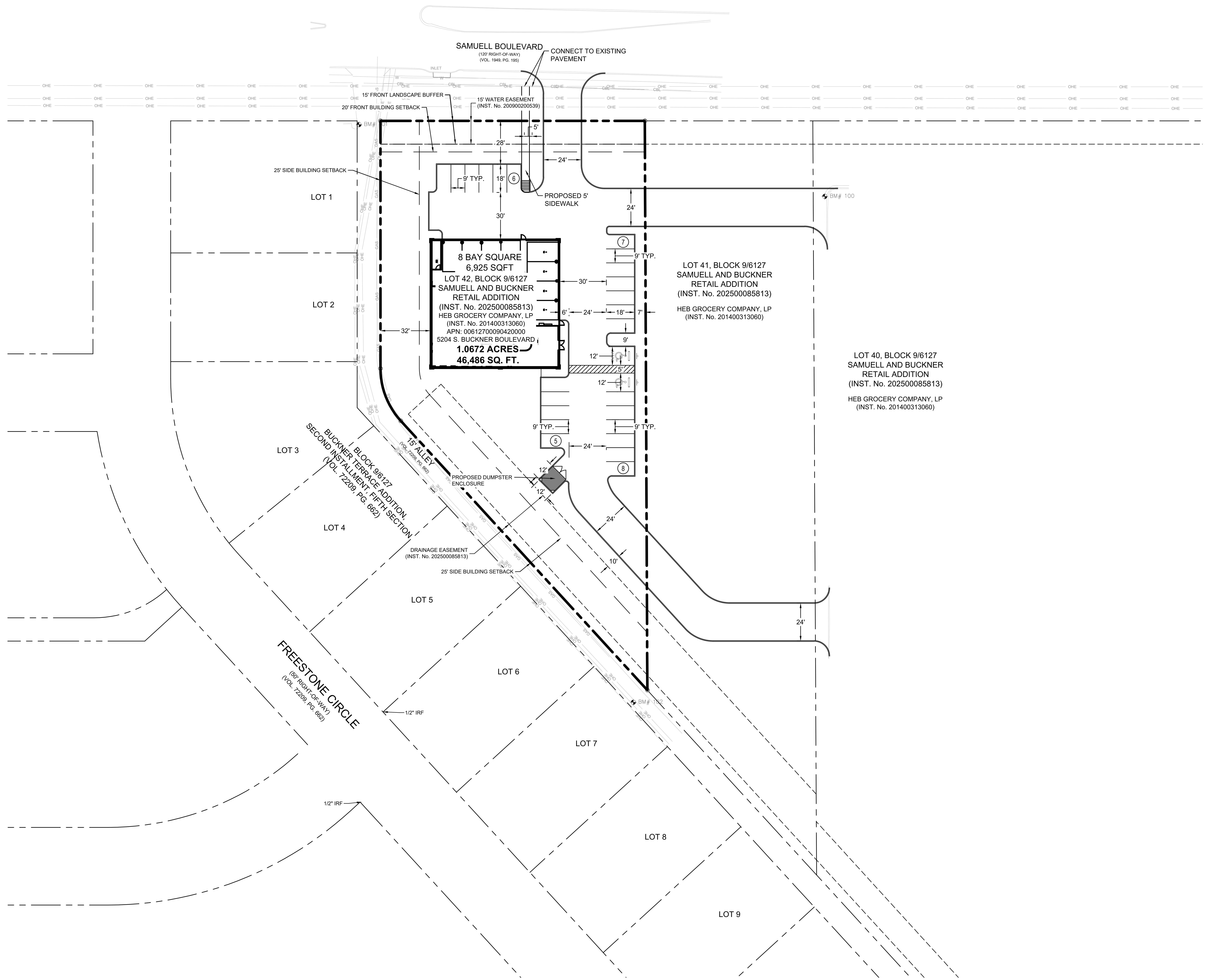

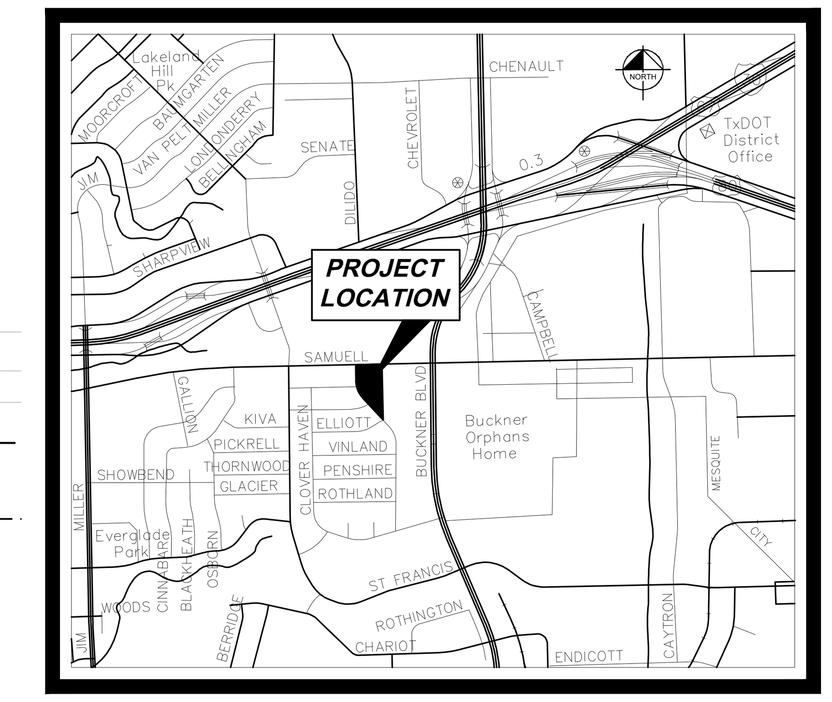

VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- BUILDING SETBACK
- LANDSCAPE BUFFER

DEVELOPMENT SUMMARY

Parcel Size	1.067 AC
Zoning	P-605 - NONRESIDENTIAL DISTRICT
Parking Requirement	14
Proposed Spaces	26
Front Building Setback	20'
Side Building Setback	0
Rear Building Setback	WEST: 25' EAST: 0
Front Landscape Buffer	15'
Side Landscape Buffer	0
Rear Landscape Buffer	0

Know what's below. Call before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Prepared for Concept Plan Submittal
Not for construction or permit purposes.
Kimley»Horn
Engineer GRANT J. DECKER, P.E.
P.E. No. 150147 Date JAN. 2026

PROJECT No.	065028740
DATE:	JANUARY 2026
SCALE:	AS SHOWN
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

MAVIS SAMUELL DALLAS

CITY OF DALLAS
DALLAS COUNTY, TEXAS

SITE PLAN EXHIBIT

SHEET NUMBER
SP-1

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