

B B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 6300 Reglea Place, Suite 700 Fort Worth, TX 76116
 mail@bhbc.com • 817.338.1277 • bhbc.com
 TBPELS Firm #44, #10011300, #10111302, #10114146

GROCERY STORE
 SAMUELL AND BUCKNER BLVD, DALLAS, TX

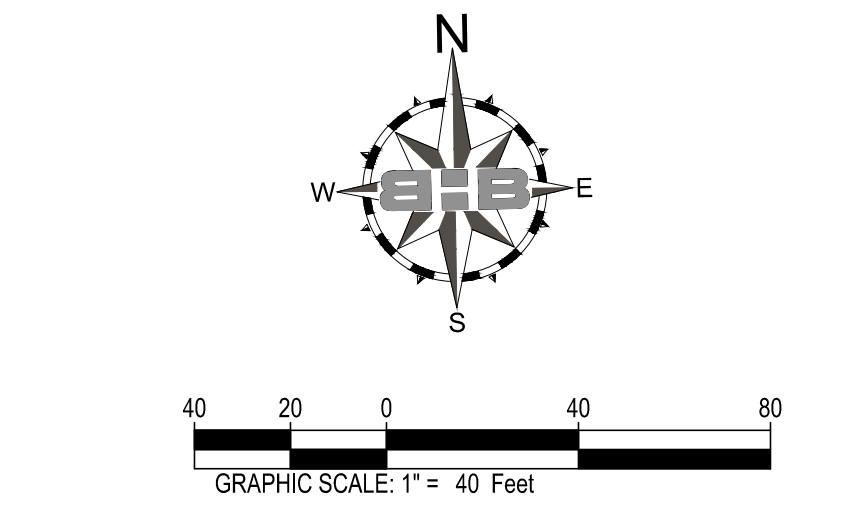
DEVELOPMENT SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOSEPH G. LACROIX, P.E. 127049
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 11/20/23

PROJECT NUMBER: 2014.165.000
 DATE: 11/20/2023 DRAWN BY: GR
 DESIGN BY: GR CHECKED BY: JL
 SHEET
EXHIBIT

Proposed Retail Store	
Samuell and Buckner Blvd.	
Dallas, TX	
APPROX. BLDG. FOOT PRINT	55,000 SF ; 16% LOT COVERAGE
INTENDED USE: GROCERY STORE	GENERAL MERCHANDISE > 3500 sf
REQUIRED PARKING (1 SPACE/ 250 SF BLDG)	220
PARKING SPACED PROVIDED	335



LEGEND

EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
---	PROPOSED ESMT LINE	---
---	PROPOSED PAVING	---
---	PROPOSED LANDSCAPING	---
---	PROPOSED BUILDING	---

Lot 1, Block N/6213
 Buckner Children's Home
 Volume 99246, Page 10
 O.P.R.D.C.T.

PROPOSED RETAIL STORE
 (55,000 S.F.)
 F.F.E. = 551.50

BLOCK 1, LOT 3
 7.91 AC

BLOCK 1, LOT 4
 1.22 AC

Buckner Terrace Addition
 Second Installment, 5th Section
 Volume 72209 Page 662
 O.P.R.D.C.T.

BLOCK 1, LOT 1
 1.07 AC

BLOCK 1, LOT 2
 1.06 AC

SAMUELL BOULEVARD

**BUCKNER BOULEVARD
 HWY LOOP NO. 12**

FREESTONE CIRCLE

SITE LIGHTING TYP.

SITE LIGHTING TYP.

END 6' MASONRY
 SCREENING WALL AT
 PROPERTY LINE

BEGIN 6' MASONRY
 SCREENING WALL AT
 PROPERTY LINE

15' ALLEY

25' REAR
 YARD SETBACK

20' FRONT
 YARD SETBACK

15' FRONT
 YARD SETBACK

15' FRONT
 YARD SETBACK

3.5' R.O.W. DEDICATION
 BY PLAT

25' WATER EASEMENT
 VOLUME 82072, PAGE
 1752 O.P.R.D.C.T.

5.5' PEDESTRIAN ACCESS
 EASEMENT BY PLAT

10' SANITARY SEWER
 EASEMENT VOLUME 143,
 PAGE 1739 D.R.D.C.T.

10'X30' PUBLIC WATER
 EASEMENT BY PLAT

25' WATER EASEMENT
 VOLUME 82072, PAGE
 1752 O.P.R.D.C.T.

10' SANITARY SEWER
 EASEMENT VOLUME 143,
 PAGE 1739 D.R.D.C.T.

3.5' R.O.W. DEDICATION
 BY PLAT

BM#1
 N: 6975984.74
 E: 2525837.35
 EL=553.67

BM#2
 N: 6975959.88
 E: 2526129.85
 EL=556.34

BM#3
 N: 6975591.22
 E: 2525524.71
 EL=546.41

BM#4
 N: 6975591.22
 E: 2525524.71
 EL=546.41

20' PUBLIC WATER
 EASEMENT BY PLAT

20' PUBLIC WATER
 EASEMENT BY PLAT

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

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