

VICINITY MAP
(NOT TO SCALE)

SITE PLAN SUMMARY	
ZONED:	PD631, LCO (TRACT 1)
LOT AREA:	1.782 ACRES (77,616 SQ. FT)
PROPOSED BUILDING FLOOR AREA =	12,125.50 SF
FLOOR AREA RATIO =	0.15/1.0
PARKING:	
REQUIRED: 1 SPACE PER 220 S.F. OF BUILDING =	56
PROVIDED:	60
HANDICAP SPACE: REQUIRED:	3
PROVIDED:	4
LOADING AND UNLOADING SPACES REQUIRED: 1	
PROVIDED: 1	
SITE LANDSCAPING:	
LANDSCAPE AREA REQUIRED:	7,761.60 S.F. (min 10%)
LANDSCAPE AREA PROVIDED:	13,025.00 S.F. (16.78%)

PROPOSED SUP CONDITIONS	
1 - USE:	THE ONLY USE AUTHORIZED BY THIS SPECIFIC USE PERMIT IS A MOTOR VEHICLE FUELING STATION IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET.
2- SITE PLAN:	USE AND DEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE ATTACHED SITE PLAN.
3- TIME LIMIT:	THIS SPECIFIC USE PERMIT EXPIRES ON 30 YEARS FROM THE PASSAGE OF THIS ORDINANCE.
4- ACCESS:	ACCESS TO THE SITE IS LIMITED TO RIGHT-IN/RIGHT-OUT VEHICULAR TRAFFIC ALONG WEST DAVIS STREET ONLY. VEHICLES ACCESS IS RESTRICTED FROM THIS SITE TO TATUM AVENUE.
5- HOURS OF OPERATION:	THE MOTOR VEHICLE STATION IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET MAY OPERATE 24 HOURS DAILY.
6- MAINTENANCE:	THE PROPERTY MUST BE PROPERLY MAINTAINED IN A STATE OF GOOD REPAIR AND NEAT APPEARANCE.
7- GENERAL REQUIREMENTS:	USE OF THE PROPERTY MUST COMPLY WITH ALL FEDERAL AND STATE LAWS AND REGULATIONS, AND WITH ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF DALLAS.

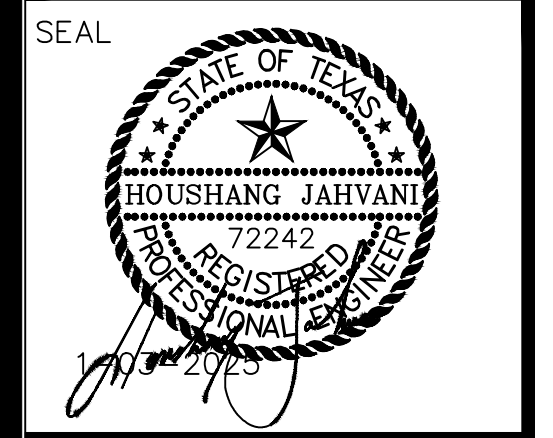
LEGEND:

- = FIRE LANE.
- = DECELERATION LANE.
- = GAS PUMP

5500 W. DAVIS STREET
LOT 1, BLOCK 1/8335
1.782 ACRES
DALLAS, TEXAS.

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REVISIONS	DATE



DWG. TITLE:
S.U.P
SITE PLAN

DRAWN BY: HJ
 SCALE: 1" = 20'

DATE 1-03-2025

1 OF 1
 SHEET NUMBER

CASE NO. Z234-327