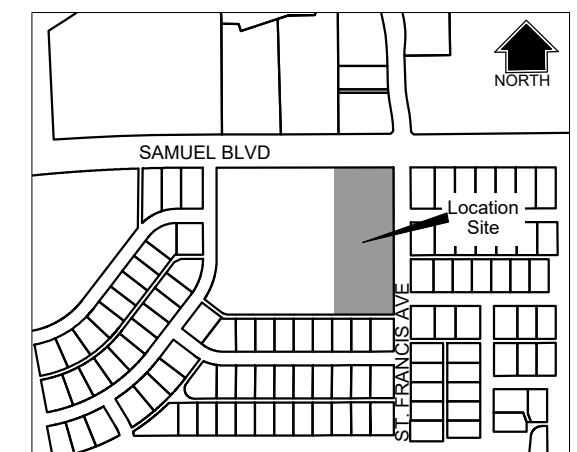


LEGEND	
	PROPERTY LINE
	FIRE LANE STRIPING PER CITY OF DALLAS STANDARDS
	PROPOSED CURB
	ADJACENT PROPERTY LINE
	EXISTING FIRE LANE
	EXISTING OVERHEAD POWER LINE

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

YARD, LOT, & SPACE DATA	
ZONING AREA	3.50 AC
LOT COVERAGE	21% (24,540 SF)
IMPERVIOUS COVERAGE	76% (88,808 SF)
F.A.R.	0.21:1
MAXIMUM STORIES	1-STORY
MAXIMUM HEIGHT	36'
FRONT YARD SETBACK	15'
SIDE YARD SETBACK	15'



VICINITY MAP

N.T.S.

MAPSCO #48-F
LOT: 12 BLOCK C/612

NOTES

1. SIDEWALK LOCATIONS ARE APPROXIMATE AND MAY CHANGE WITH FINAL DESIGN.
2. LOT COVERAGE, IMPERVIOUS COVERAGE, AND F.A.R. ARE CALCULATED USING THE PROPOSED LOT AREA OF 2.6825 ACRES.

BENCHMARKS

BM-401: CITY OF DALLAS FINAL NAME 49-6-2 A CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE NORTHEAST CORNER OF A STORM SEWER DROU INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION=524.888'
BM-402: CITY OF DALLAS FINAL NAME 49-6-2 A CITY OF DALLAS BENCHMARK IS SET ON THE BACK OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION=545.000'
BM-403: CITY OF DALLAS FINAL NAME 49-6-2 A CITY OF DALLAS BENCHMARK IS LOCATED ON THE SOUTH SIDE OF SAMUELLE BOULEVARD, APPROXIMATELY +/- 380 FEET EAST OF THE CENTER OF THE INTERSECTION OF SAMUELLE BOULEVARD AND FRANKLIN AVENUE. ELEVATION=545.000'
BM-404: SQUARE CUTOFF WITH "X" IN CONCRETE ON THE BACK OF A CONCRETE INLET THE INTERSECTION OF SAMUELLE BOULEVARD AND FRANKLIN AVENUE. ELEVATION=545.000'
BM-405: SQUARE CUTOFF WITH "X" IN CONCRETE ON THE BACK OF A CONCRETE INLET THE INTERSECTION OF SAMUELLE BOULEVARD AND FRANKLIN AVENUE. ELEVATION=545.000'
BM-406: CITY OF DALLAS FINAL NAME 49-6-2 A CITY OF DALLAS BENCHMARK IS LOCATED ON THE WEST SIDE OF ST. FRANCIS AVENUE, APPROXIMATELY +/- 75 FEET SOUTH OF THE CENTER OF THE INTERSECTION OF ST. FRANCIS AVENUE AND SAMUELLE BOULEVARD. ELEVATION=545.000'
BM-407: CITY OF DALLAS FINAL NAME 49-6-2 A CITY OF DALLAS BENCHMARK IS LOCATED ON THE WEST SIDE OF ST. FRANCIS AVENUE, APPROXIMATELY +/- 75 FEET SOUTH OF THE CENTER OF THE INTERSECTION OF ST. FRANCIS AVENUE AND SAMUELLE BOULEVARD. ELEVATION=545.000'

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
	01-21-2026		

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC. TX F-928 PH: 972-770-1300 FAX: 972-239-3821
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
WWW.KIMLEY-HORN.COM

	ZONING CASE NUMBER
--	--------------------

DEVELOPMENT PLAN

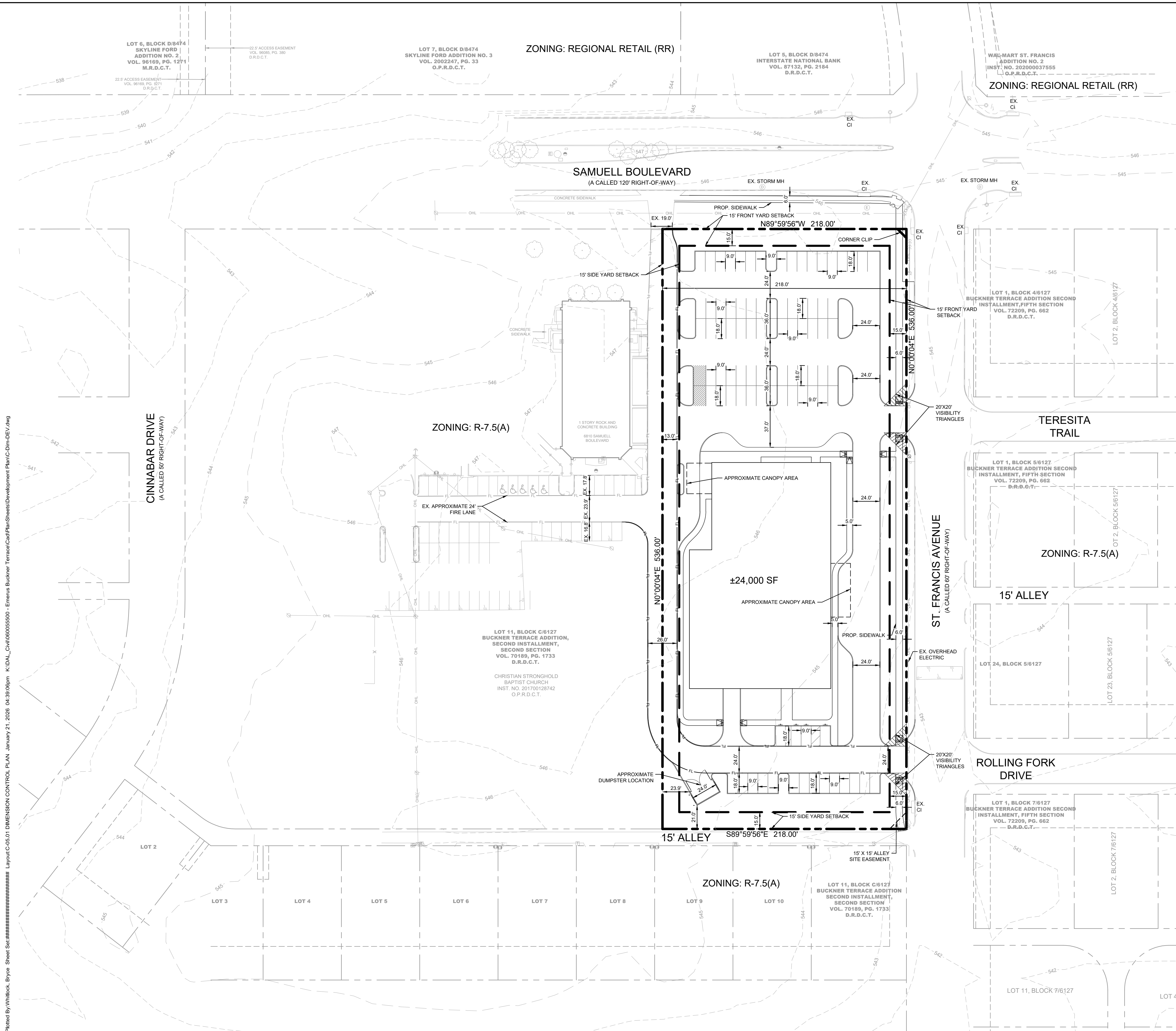
BUCKNER TERRACE

6810 SAMUELL BLVD, DALLAS, TX 75227

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
BKW	STP	JAN. 2026			



Plotted By: Whitlock, Bryce Sheet Set: ##### Layout: C-05.01 DIMENSION CONTROL PLAN January 21, 2026 04:39:06pm K:\IDAL_Civil\060055500 - Emerus Buckner Terrace\CAD\PlanSheets\Development Plan\C-Dim-DE\dwg

IMAGES
REFS
LAST SAVED
1/21/2026 4:25 PM
LOTTED BY
WWG PATH
WWG NAME
C:\DML_Civil\06005500 - Emerus Buckner Terrace\Civil\PlanSheets\Development Plan
C:\DML-DEV.dwg, [C-05.01 DIMENSION CONTROL PLAN]
xSurv : xSurv_Traffic ; xBldg-DEV ; xSite-DEV ; xTlb-DevPlan
xSurv : xSurv ; xExam ; xSurv_Traffic ; xBldg-DEV ; xSite-DEV ; xTlb-DevPlan