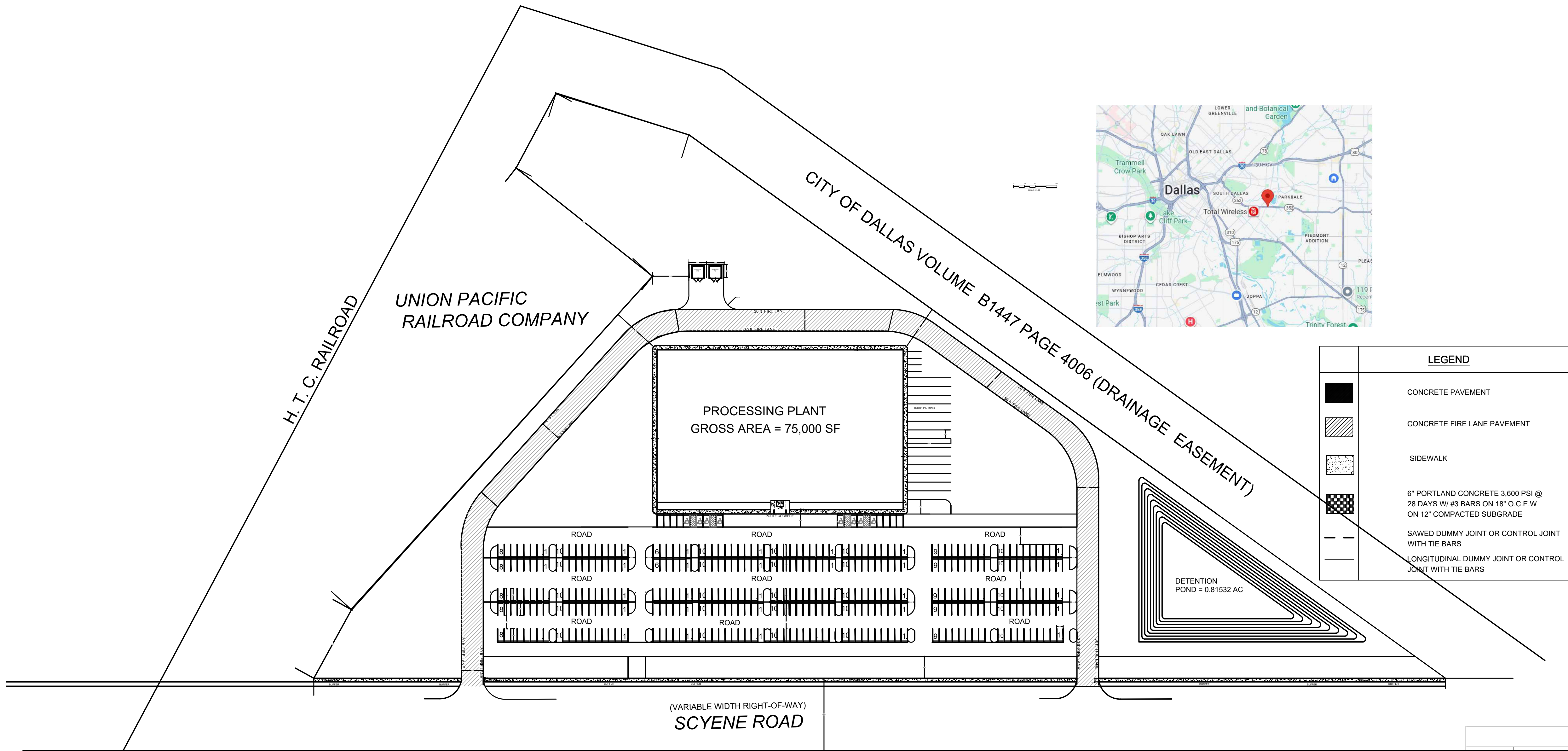




FLOOD PLAIN NOTE
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481135089K, DATED JULY 07, 2014. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN).

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	14.52 AC (632,491.2 S.F.)
ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	PROCESSING PLANT
BUILDING AREA:	75,000 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	36'-0"
BUILDING COVERAGE:	11.86 %
FLOOR AREA RATIO:	11.9
IMPERVIOUS AREA:	XX S.F. (XX%)
PERVIOUS/LANDSCAPE AREA:	XX S.F. (XX%)
REGULAR PARKING REQUIRED:	125 SPACES
1 SP PER 600 S.F.	
REGULAR PARKING PROVIDED:	390 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	19 SPACES
TOTAL PARKING PROVIDED:	398 SPACES

TABLE 1: PAVEMENT DESIGN THICKNESS					
STREET/PAVEMENT TYPE	MIN. THICKNESS(N.)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT BARS#	SPACING (OCEW)	PAVING MATERIAL
FIRE LANE/DRIVE AISLE	6"	3600	#3	24"	CONCRETE
PARKING LOT	5"	3000	#3	24"	CONCRETE
SIDEWALKS	4"	3,000	#3	24"	CONCRETE
DUMPSTER PAD	7"	3600	#3	24"	CONCRETE
DRIVEWAYS APPROACHES WITHIN ROW	TO MATCH DESIGN OF COLLECTOR STREET CONNECTING INTO				
DRIVEWAYS OUTSIDE ROW	6"	3600	#3	24"	CONCRETE

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
	XX-XX-XXXX		XXX

ADI ENGINEERING, INC.

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
SYYY-XXX	YYYYMMDDXXXX	WW18-XXXX DP18-XXXX

SITE PLAN

EJIKE PROCESSING PLANT

4833 SCYENE RD, DALLAS TX

[DALLAS WATER UTILITIES] OR [DEVELOPMENT SERVICES]

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CWA	AID	08 10, 2025	411Q	XXXX	C1.00

CONTRACT INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR	
CONTRACT NO.	DATE
CONTRACTOR	
CONTRACT NO.	DATE
CONTRACTOR	