

**HIDE AND SEEK
 VEHICLE STORAGE YARD
 SITE PLAN**
 11461 and 11505 CF Hawn Freeway
 Dallas, Texas 75253

- LEGEND - SITE PLAN**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - BUILDING SETBACK
 - - - EASEMENT
 - - - FIRE LANE STRIPING
 - - - PROPOSED WATER LINE
 - - - PROPOSED SANITARY SEWER LINE
 - - - PROPOSED STORM SEWER LINE
 - - - EX. W. EXISTING WATER LINE
 - - - EX. SS. EXISTING SANITARY SEWER LINE
 - - - EX. S. EXISTING STORM SEWER LINE
 - - - EX. G. EXISTING GAS LINE
 - - - EX. OHE. EXISTING OVERHEAD ELECTRIC LINE
 - - - EX. UGE. EXISTING UNDERGROUND ELECTRIC LINE
 - - - EX. UGT. EXISTING UNDERGROUND TELEPHONE LINE
 - - - EX. UGC. EXISTING UNDERGROUND CABLE LINE
 - ▨ PROPOSED CONCRETE PAVEMENT
 - ▨ PROPOSED ASPHALT PAVEMENT
 - ▨ PROPOSED SIDEWALK
 - ▨ EXISTING CONCRETE PAVEMENT
 - ▨ EXISTING ASPHALT PAVEMENT
 - EXISTING TREE TO REMAIN
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED GATE VALVE
 - ⊕ PROPOSED WATER METER
 - ⊕ PROPOSED MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING GATE VALVE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING MANHOLE
 - ⊕ EXISTING POWER POLE

SITE PLAN INFORMATION		
Category	*"PD" Request for CS ZONING for an Outdoor Vehicle Storage	Provided
Lot Area	-	126,171 S.F.
Lot Width	-	249.41 Ft.
Lot Depth	-	586.19 Ft.
Building Coverage	80%	2.8% 3,275 S.F.
Max. Height	45 Ft.	19 Ft. & 1 Story
Front Setback	15 Ft.	139.98 Ft.
Side Setback	-	40.78 Ft.
Rear Setback	-	179.61 Ft.
Impervious Area	-	17,781 SF (14.1%)
Landscape Area	-	85.9% 108,390 S.F.
Parking Required	1 / 200 SF Bldg Area 3,275 / 200 = 16 SPACES REQUIRED	16 Parking Spaces 16 Total Spaces

*Additionally, a variance is requested through the PD zoning for the required distance of 500' from any residential dwelling. Distance across the highway to the "Royal Oaks Estates Mobile Home Park" is 322' instead of 500'

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 C1.0

**PD SITE PLAN FOR
 AN AUTO OUTDOOR
 STORAGE YARD**

SCALE: 1"=40'
 0 40 80 Feet

OWNER
 24K HOLDINGS
 12004 FORD ROAD,
 SUITE 533
 DALLAS, TX 75234
 945-536-9473



06/16/2025

Issued Date: 06-16-25
 Project No: 250020
 Drawn By: JPK
 Checked By: MAK
 Designed By: JPK

Project 250020

Date 06/16/25

Scale 1" = 40'

Sheet **C1.0**

