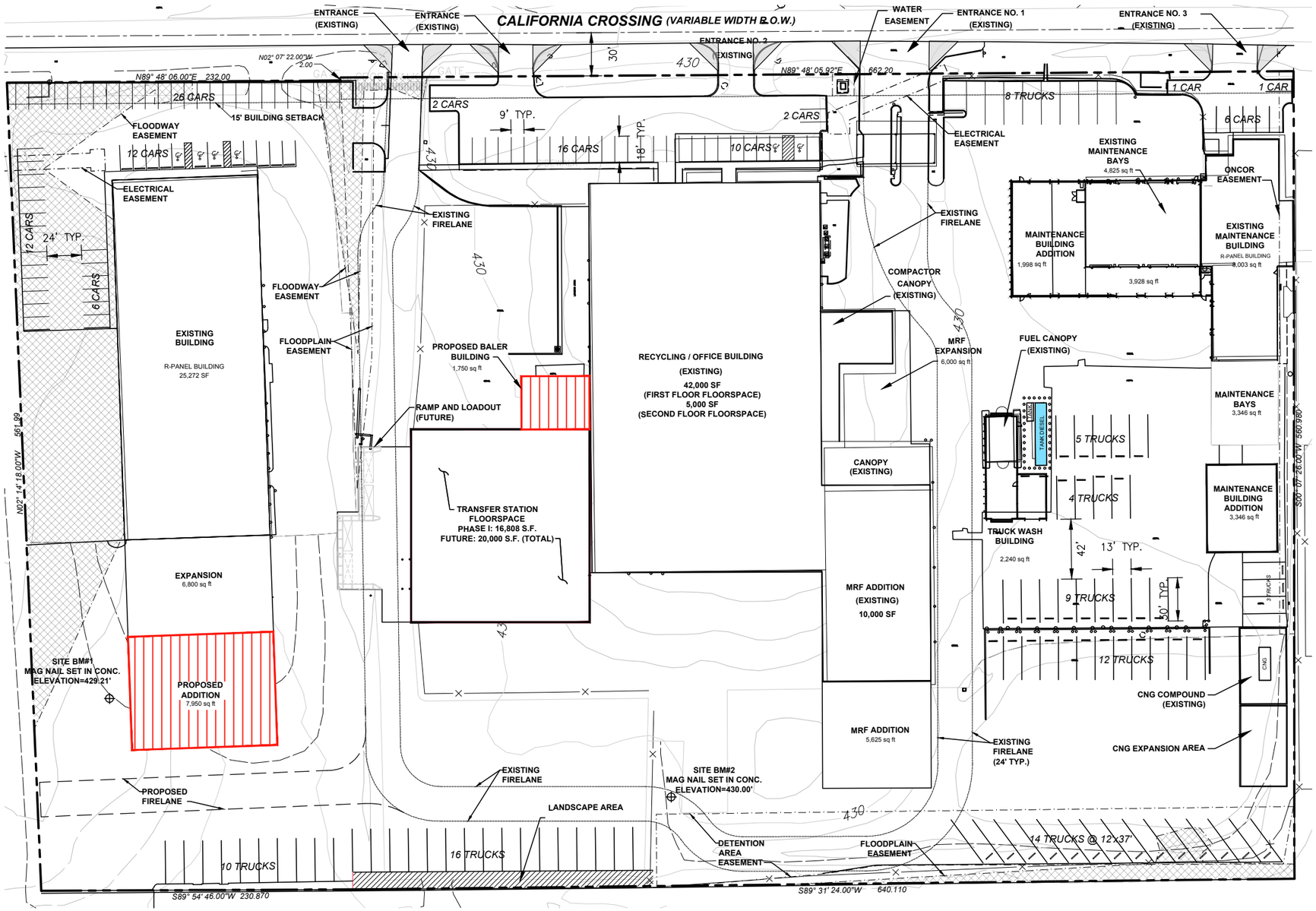
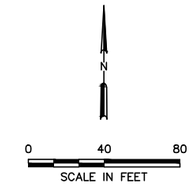
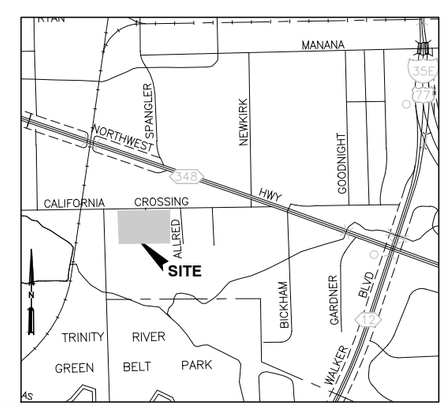




LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STRUCTURE
- LANDSCAPE AREA
- PROPOSED CONSTRUCTION
- FLOODWAY EASEMENT
- VISIBILITY TRIANGLE

Tabular Data	
Lot Area (Net)	437,813 sf / 10.05 ac
Provided Floor Area	158,083 sf +/-
Floor Area Ratio Max	2.00
Floor Area Ratio	0.36 +/-
Lot Coverage Max	80%
Off Street Parking:	
Provided Parking:	175
Parking Ratio is not required	



THIS DOCUMENT HAS BEEN RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF JENNIFER R. BROWN, P.E., REG NO 94685 ON FEBRUARY 12, 2026. IT IS INTENDED FOR PERMITTING PURPOSES ONLY

CASE NO: MZ–25–000040

PREPARER
SCS ENGINEERS
1901 CENTRAL DRIVE, SUITE 550
BEDFORD, TEXAS 76021
(817) 358–6130
CONTACT: JENNIFER BROWN, P.E.

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	02/26	EX BLDG EXPANSION–WEST SIDE	JRB	JRB	EDC	EDC

DATE OF ISSUE 03/2024 — DWN BY ORA — DES BY KDY — CHK BY KDY — APP BY KDY

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PH (817) 571-2288 FAX NO. (817) 571-2188

COMMUNITY WASTE DISPOSAL
DALLAS, TEXAS
2010 CALIFORNIA CROSSING
TRANSFER STATION AND MRF ADDITION
SITE PLAN

DRAWING NO. 1
16218013.00