

**B B**  
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 TBPELS Firm #44, #10011300, #10114146

GROCERY STORE  
 SAMUELL AND BUCKNER BLVD, DALLAS, TX

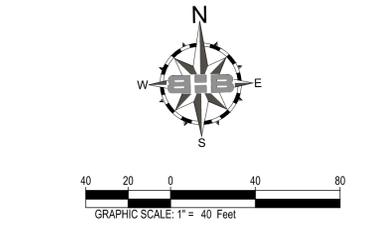
DEVELOPMENT SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOSEPH G. LACROIX, P.E. 127049  
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 11/20/23

PROJECT NUMBER: 2014.165.000  
 DATE: 11/20/2023 DRAWN BY: GR  
 DESIGN BY: GR CHECKED BY: JL  
 SHEET  
**EXHIBIT**

Proposed Retail Store	
Samuell and Buckner Blvd.	
Dallas, TX	
APPROX. BLDG. FOOT PRINT	55,000 SF ; 16% LOT COVERAGE
INTENDED USE: GROCERY STORE	GENERAL MERCHANDISE > 3500 sf
REQUIRED PARKING (1 SPACE/ 250 SF BLDG)	220
PARKING SPACED PROVIDED	335



**LEGEND**

EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
---	PROPOSED ESMT LINE	---
---	PROPOSED PAVING	---
---	PROPOSED LANDSCAPING	---
---	PROPOSED BUILDING	---

ZONING CASE #

Lot 1, Block N/6213  
 Buckner Children's Home  
 Volume 99246, Page 10  
 O.P.R.D.C.T.

PROPOSED RETAIL STORE  
 (55,000 S.F.)  
 F.F.E. = 551.50

BLOCK 1, LOT 3  
 7.91 AC

BLOCK 1, LOT 4  
 1.22 AC

BLOCK 1, LOT 1  
 1.07 AC

BLOCK 1, LOT 2  
 1.06 AC

Buckner Terrace Addition  
 Second Installment, 5th Section  
 Volume 72209 Page 662  
 O.P.R.D.C.T.

SAMUELL BOULEVARD

BUCKNER BOULEVARD  
 HWY LOOP NO. 12

FREESTONE CIRCLE

SITE LIGHTING TYP.

SITE LIGHTING TYP.

15' ALLEY

BEGIN 6' MASONRY SCREENING WALL AT PROPERTY LINE

25' REAR YARD SETBACK

END 6' MASONRY SCREENING WALL AT PROPERTY LINE

20' PUBLIC WATER EASEMENT BY PLAT

10' SANITARY SEWER EASEMENT VOLUME 143, PAGE 1739 D.R.D.C.T.

10'X30' PUBLIC WATER EASEMENT BY PLAT

5.5' PEDESTRIAN ACCESS EASEMENT BY PLAT

25' WATER EASEMENT VOLUME 82072, PAGE 1752 O.P.R.D.C.T.

3.5' R.O.W. DEDICATION BY PLAT

20' VISIBILITY TRIANGLE

15' FRONT YARD SETBACK

45' VISIBILITY TRIANGLE

3.4'

20' VISIBILITY TRIANGLE

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