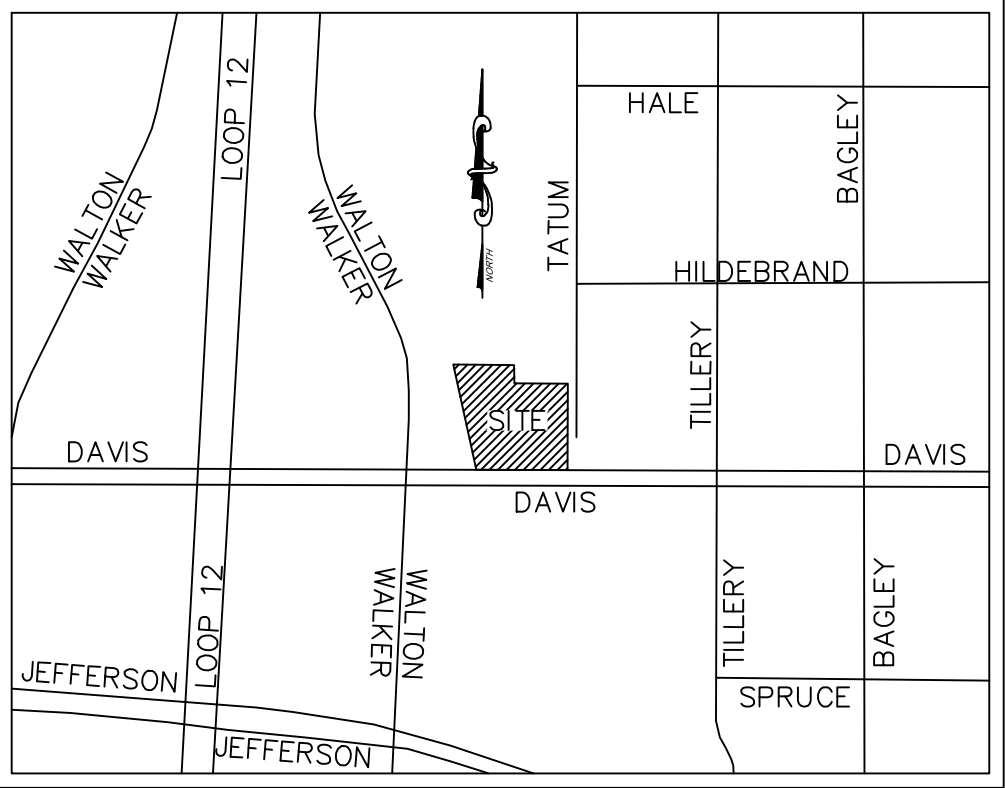
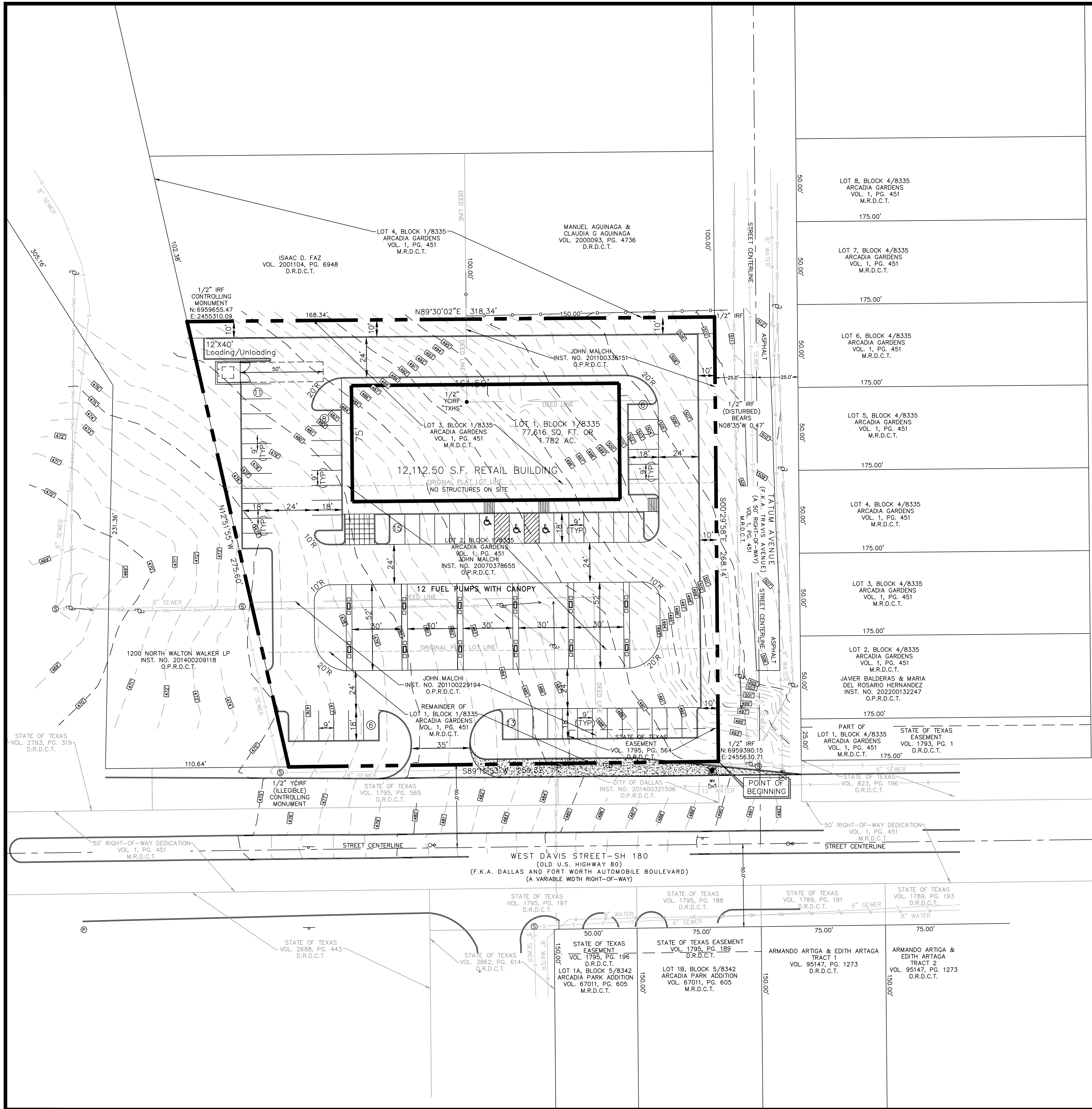




SITE PLAN SUMMARY	
ZONED:	PD631, LCO (TRACT 1)
LOT AREA:	1.782 ACRES (77,616 SQ. FT)
PROPOSED BUILDING FLOOR AREA =	12,125.50 SF
FLOOR AREA RATIO =	0.15/1.0
PARKING:	
REQUIRED: 1 SPACE PER 220 S.F OF BUILDING =	56
PROVIDED:	60
HANDICAP SPACE: REQUIRED: 3 PROVIDED: 4	
LOADING AND UNLOADING SPACES REQUIRED: 1 PROVIDED: 1	
SITE LANDSCAPING:	
LANDSCAPE AREA REQUIRED:	7,761.60 S.F (min 10%)
LANDSCAPE AREA PROVIDED:	13,025.00 S.F (16.78%)

- PROPOSED SUP CONDITIONS**
- USE:** THE ONLY USE AUTHORIZED BY THIS SPECIFIC USE PERMIT IS A MOTOR VEHICLE FUELING STATION IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET.
 - SITE PLAN:** USE AND DEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE ATTACHED SITE PLAN.
 - TIME LIMIT:** THIS SPECIFIC USE PERMIT EXPIRES ON 30 YEARS FROM THE PASSAGE OF THIS ORDINANCE.
 - ACCESS:** ACCESS TO THE SITE IS LIMITED TO RIGHT-IN/RIGHT-OUT VEHICULAR TRAFFIC ALONG WEST DAVIS STREET ONLY. VEHICLES ACCESS IS RESTRICTED FROM THIS SITE TO TATUM AVENUE.
 - HOURS OF OPERATION:** THE MOTOR VEHICLE STATION IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET MAY OPERATE 24 HOURS DAILY.
 - MAINTENANCE:** THE PROPERTY MUST BE PROPERLY MAINTAINED IN A STATE OF GOOD REPAIR AND NEAT APPEARANCE.
 - GENERAL REQUIREMENTS:** USE OF THE PROPERTY MUST COMPLY WITH ALL FEDERAL AND STATE LAWS AND REGULATIONS, AND WITH ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF DALLAS.

- LEGEND:**
- [Pattern] = FIRE LANE.
 - [Pattern] = DECELERATION LANE.
 - [Symbol] = GAS PUMP

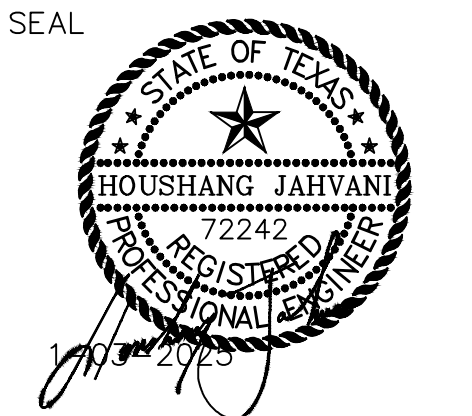
CASE NO. Z234-327

5500 W. DAVIS STREET
LOT 1, BLOCK 1/8335
1.782 ACRES
DALLAS, TEXAS.

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #200
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE



DWG. TITLE:
**S.U.P
SITE PLAN**

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 1-03-2025

1 OF 1
SHEET NUMBER