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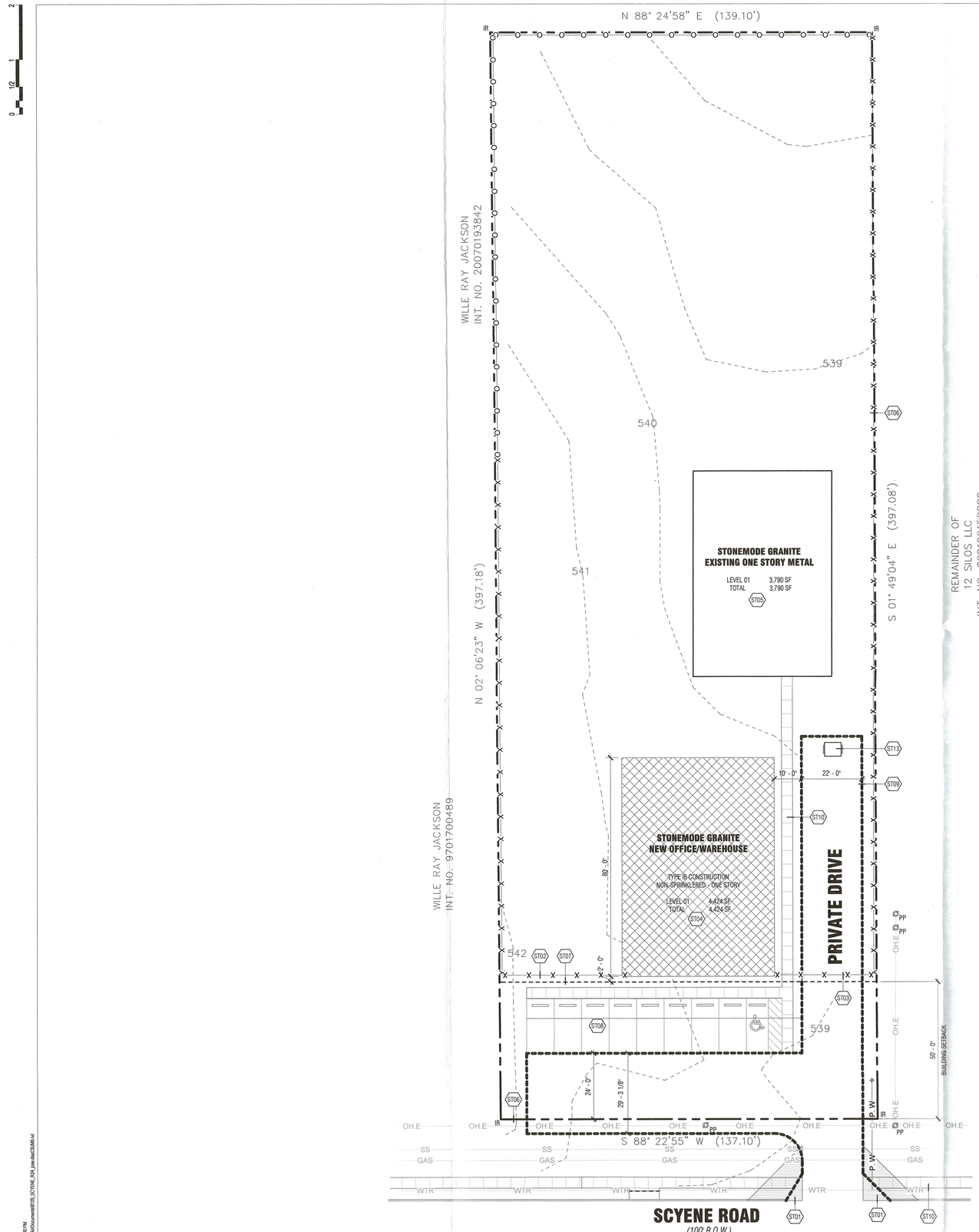
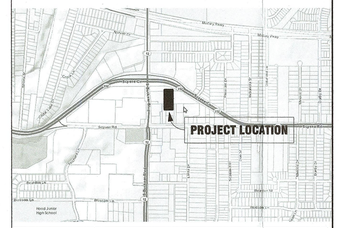


01 | SITE PLAN
SCALE: 1" = 20'-0"

SITE MAP



GENERAL NOTES

1. THE DESIGN SITE PLAN IS ISSUED FOR REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE, AND ELECTRIQAL DRAWINGS FOR SITE GEOMETRY AND DIMENSIONAL CONTROL, SITE UTILITIES, SITE GRADING AND DRAINAGE, CONCRETE/ASPHALT EXTENTS AND DETAILS, SITE ELEMENTS INCLUDING SIDEWALKS, CURBS, AND RETAINING WALLS, SITE LIGHTING AND EXTERIOR BUILDING LIGHTING, LANDSCAPE PAINTING AND DETAILS, AND IRRIGATION LAYOUTS AND DETAILS
2. THE CONSTRUCTION MANAGER SHALL OBEY ALL CITY ORDINANCES AND CODE WITH REGARDS TO FIRE LANES. THE CONSTRUCTION MANAGER SHALL NOT BLOCK ACCESS TO THESE DRIVES AT ANY TIME.
3. THE CONSTRUCTION MANAGER SHALL INFORM THE OWNER REGARDING ANY SITE DEMOLITION AND SHALL NOT IMPOSE ON ANY OWNER OPERATIONS AS OUTLINED IN THE SPECIFICATIONS.
4. REFER TO CIVIL PLANS FOR SITE GRADING INFORMATION. SLOPE OF PROPOSED SIDEWALKS ARE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE. PROVIDE A LEVEL SURFACE WITHIN 72" OF EXTERIOR DOORS.
5. FINISH FLOOR ELEVATIONS SHOWN ON DESIGN AND STRUCTURAL DRAWINGS ARE TO BE BASED ON LEVEL 01 BEING AT 100'-0". FINISH FLOOR ELEVATIONS SHOWN ON CIVIL DRAWINGS ARE IN RELATION TO ELEVATION ABOVE SEA LEVEL.
6. EXPANSION JOINT FILLER AND SEALANT SHALL BE INSTALLED AT ALL LOCATIONS WHERE CONCRETE SIDEWALKS MEET THE BUILDING.
7. FIRE LANES SHALL BE CLEARLY MARKED ON THE PAVEMENT PER CITY OF DALLAS REQUIREMENTS.

LEGEND

- NEW BUILDING FOOTPRINT
- NEW CONCRETE SIDEWALK OR PAVING, REF. CIVIL
- NEW LANDSCAPED AREA, REF. LANDSCAPE
- NEW SODDED AREA, REF. LANDSCAPE
- PROPERTY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK
- NEW PROPOSED FIRE LANE
- PROPOSED FENCE
- (XX) PARKING COUNT
- 20' x 20' VISIBILITY TRIANGLE
- 45' x 45' VISIBILITY TRIANGLE
- PROPOSED NEW TREE, CEDER ELM 3" CAL.
- EXISTING TREE TO REMAIN

DEVLOPMENT PLAN LEGEND

STONEMODE GRANITE
PLANNED DEVELOPMENT DISTRICT NO. 366
TRACT OF LAND SITUATED IN THE A.D. BROWN SURVEY, ABSTRACT NO. 154 OF DALLAS COUNT, TEXAS. TRACT OF LAND CONVEYED TO O. MACK AND JOANNE WIMBERLY, AS RECORDED IN INSTRUMENT NO. 1992-1580734, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

01 GENERAL INFORMATION

OWNER :	12 SILOS LLC
SITE LOCATION:	8129 SCYENE ROAD
MAIN USE:	OFFICE/WAREHOUSE
EXISTING LAND USE:	COMMERCIAL AND BUSINESS SERVICE USES
ZONING	PD#366 - SUBAREA 3,1
OCCUPANCY	IIB AND S1 - OFFICE/WAREHOUSE

02 YARD, LOT, AND SPACE REGULATIONS

FRONT YARD REGULATIONS	25 FT
MAX HT	45 FT

03 PARKING SUMMARY

REQUIRED OFF STREET PARKING PER CITY OF DALLAS:
- OFFICE - ONE SPACE PER 333 SQUARE FEET OF FLOOR AREA.
- WAREHOUSE - ONE SPACE PER 1000 SQUARE FEET OF FLOOR AREA.

REQUIRED PARKING OFFICE	= 07 PARKING SPACES
REQUIRED PARKING WAREHOUSE	= 02 PARKING SPACES
TOTAL FUTURE PARKING:	= 09 PARKING SPACES

04 TOTAL SITE AREA

	SF	ACRES	%
TOTAL SITE AREA	54,859	1.259	100%
MAXIMUM LOT COVERAGE: (80%)	43,888	1.01	80%
ACTUAL LOT COVERAGE TOTAL:			
(NEW BUILDING FOOTPRINT)	4,424		0.08%
(EXIST BUILDING FOOTPRINT)	3,790		0.07%

SITE PLAN NOTES (STXX)

ST01	20FT VISIBILITY TRIANGLE
ST02	NEW SECURITY METAL FENCE 8FT HEIGHT
ST03	NEW 8FT HEIGHT METAL ROLLER GATE
ST04	BUILDING AREA
ST05	EXISTING BUILDING
ST06	PROPERTY LINE
ST07	50FT BUILDING SETBACK
ST08	NEW PARKING
ST09	FIRE LANE
ST10	SIDEWALK
ST13	DUMPSTER LOCATION

TRUE NORTH

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STONEMODE GRANITE LLC OFFICE

12 SILOS LLC
8129 SCYENE ROAD
DALLAS, TX 75227

NO	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING, GENERAL CONTRACTOR NEEDS TO PROVIDE STRUCTURAL DRAWINGS PER CITY CODE

THR3|STUDIO NO. 21-002

A04-01
DEVELOPMENT SITE PLAN

ISSUE FOR PERMIT SET
11.17.2023

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