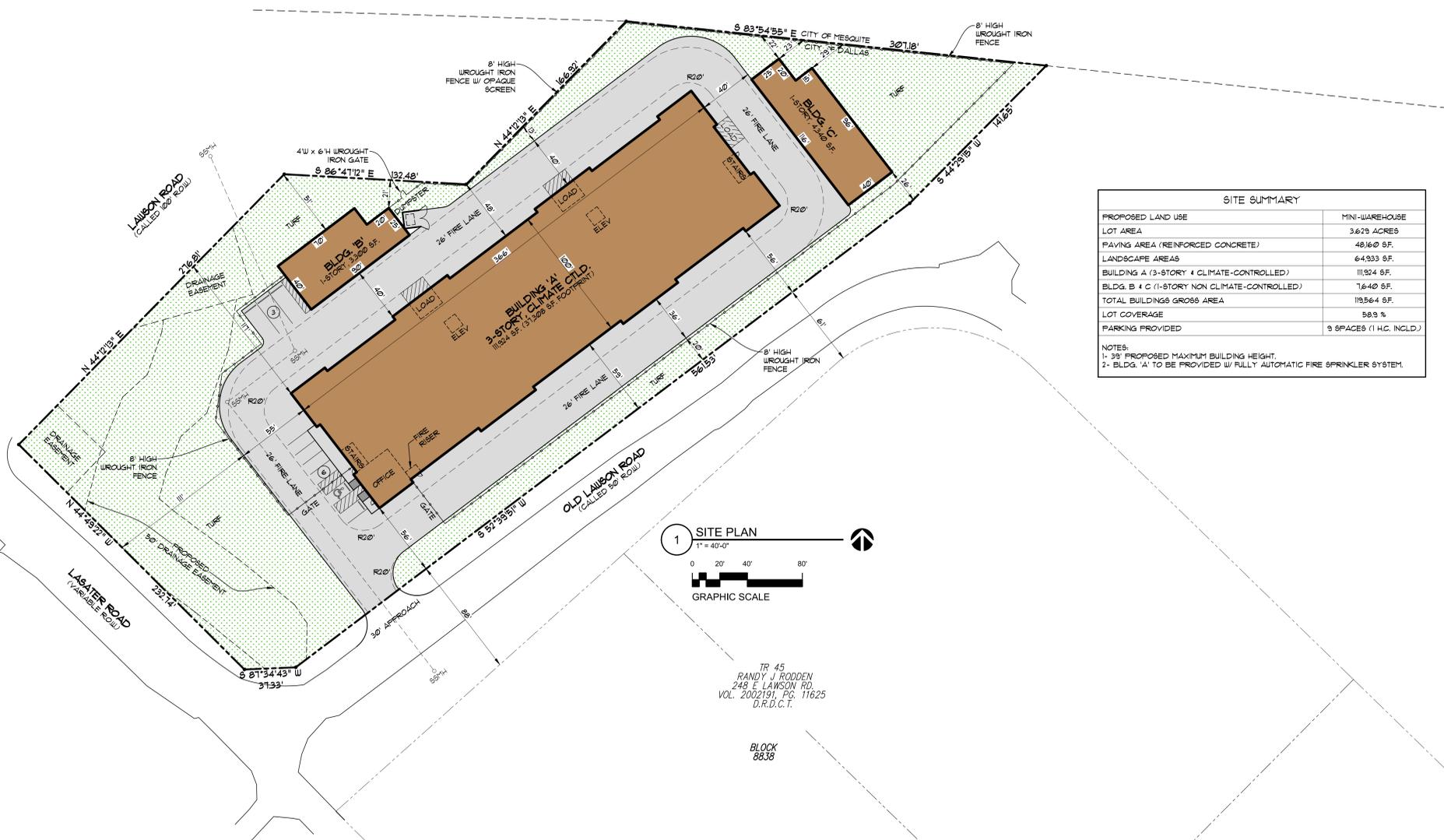
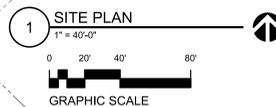


0 VICINITY MAP
NOT TO SCALE



SITE SUMMARY	
PROPOSED LAND USE	MINI-WAREHOUSE
LOT AREA	3.629 ACRES
PAVING AREA (REINFORCED CONCRETE)	48,160 SF.
LANDSCAPE AREAS	64,933 SF.
BUILDING A (3-STORY 4 CLIMATE-CONTROLLED)	11,924 SF.
BLDG. B + C (1-STORY NON CLIMATE-CONTROLLED)	17,640 SF.
TOTAL BUILDINGS GROSS AREA	119,564 SF.
LOT COVERAGE	58.5 %
PARKING PROVIDED	9 SPACES (1 H.C. INCLD.)

NOTES:
1- 3rd PROPOSED MAXIMUM BUILDING HEIGHT.
2- BLDG. 'A' TO BE PROVIDED W/ FULLY AUTOMATIC FIRE SPRINKLER SYSTEM.



TR 45
RANDY J. RODDEN
248 E. LAWSON RD.
VOL. 2002191, PG. 11625
D.R.D.C.T.

BLOCK
8838

NO.	REVISION	NO.	REVISION



4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PROPOSED NEW STORAGE FACILITY FOR:
SHELL CRAFT DEVELOPMENT
151 E LAWSON RD.
DALLAS, TEXAS 75253

Date	04-18-2023	SITE PLAN
Scale	As Noted	
Drawn	JLL	Sheet: A0.1
Job	22022	