

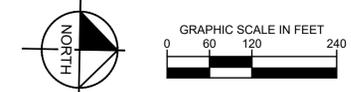
SITE DATA SUMMARY TABLE (LOT 1)	
EXISTING ZONING	I
LOT AREA	1,444,014 SF / 33.15 ACRES
BUILDING SQUARE FOOTAGE	460,080 SF
BUILDING HEIGHT	32 FT.
LOT COVERAGE	31.86%
IMPERVIOUS COVER	71.25%

PARKING SUMMARY TABLE (LOT 1)	
PROPOSED PARKING	319
REQUIRED HANDICAP PARKING	8
PROVIDED HANDICAP PARKING	8
PROPOSED TRAILER STORAGE	168

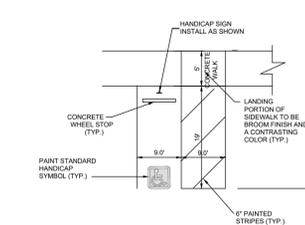
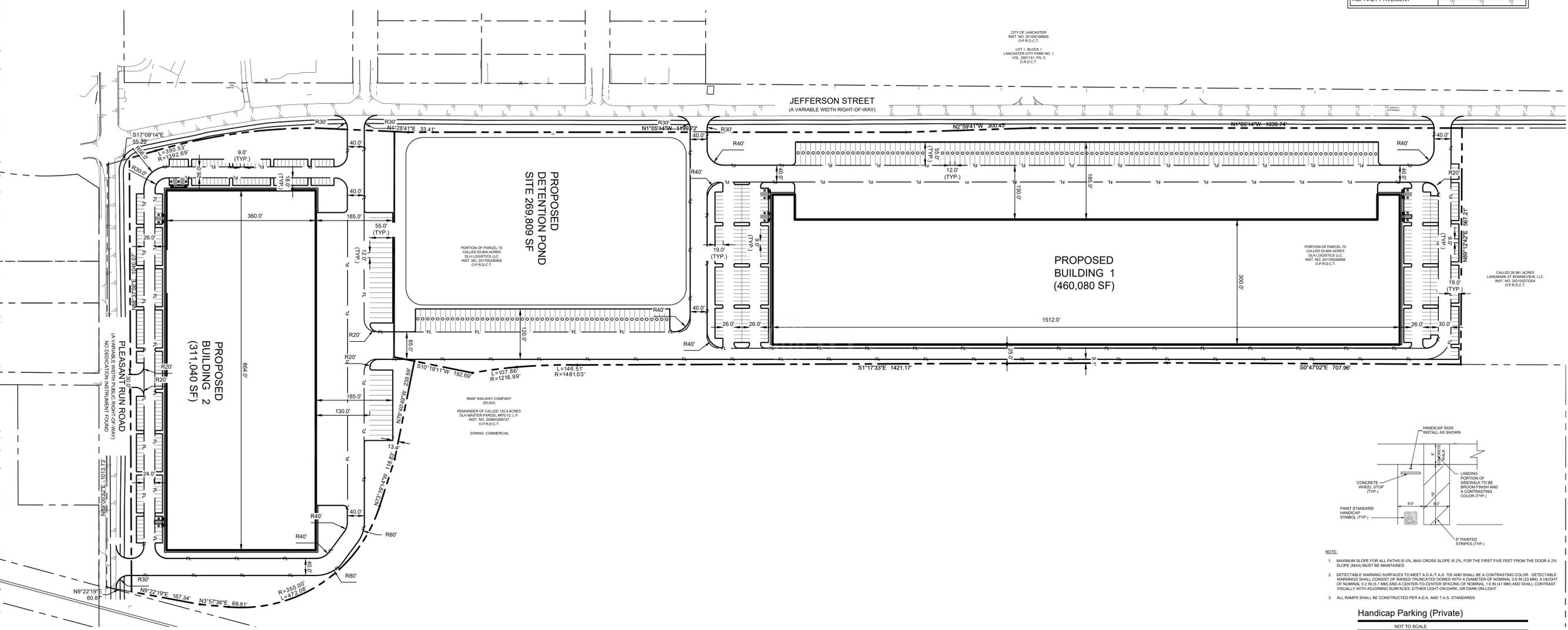
SITE DATA SUMMARY TABLE (LOT 2)	
EXISTING ZONING	I
LOT AREA	689,990 SF / 15.84 ACRES
BUILDING SQUARE FOOTAGE	311,040 SF
BUILDING HEIGHT	36 FT.
LOT COVERAGE	45.08%
IMPERVIOUS COVER	84.28%

PARKING SUMMARY TABLE (LOT 2)	
PROPOSED PARKING	259
REQUIRED HANDICAP PARKING	7
PROVIDED HANDICAP PARKING	7
PROPOSED TRAILER STORAGE	36

*REQUIRED PARKING CALCULATIONS	
38,556 SF OFFICE + 300 SF PER SPACE = 129 SPACES	
732,564 SF WAREHOUSE + 2,000 SF PER SPACE = 366 SPACES	
TOTAL REQUIRED SPACES = 129 + 366 = 495 SPACES	



LEGEND	
PROPERTY LINE	---
EXISTING WATER LINE	W
PROPOSED WATER LINE	FW
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	FSS
FIRE LANE	FL
ASPHALT PAVEMENT	AP



- NOTE:
- MAXIMUM SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE IS 2%, FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE MAX MUST BE MAINTAINED.
 - DETECTABLE WARNING SURFACES TO MEET A.D.A.'S 705 AND SHALL BE A CONTRASTING COLOR. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL 0.8 IN (20 MM), A HEIGHT OF NOMINAL 0.2 IN (5.1 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 1.6 IN (41 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
 - ALL RAMPS SHALL BE CONSTRUCTED PER A.D.A. AND T.A.S. STANDARDS.

Handicap Parking (Private)
NOT TO SCALE

CASE NUMBER: DP22-XX

SITE PLAN

1500 JEFFERSON ST
50.319 ACRES
UNPLATTED
LANCASTER, TX
DALLAS COUNTY
THOMAS A PHILLIPS SURVEY ABSTRACT NO. 1123

DATE: 06/06/2022

ENGINEER TEXAS REGISTRATION NO. F-928 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TEXAS 75240 PH: (972) 770-1300 CONTACT: DAN GALLAGHER DAN.GALLAGHER@KIMLEY-HORN.COM	DEVELOPER IAC PROPERTIES 1849 GREEN BAY ROAD SUITE 410 HIGHLAND PARK, IL 60035 PH: (847) 748-3068 CONTACT: MICHEAL PERLMUTTER MICHEAL.PERLMUTTER@IACPROPERTIES.COM	OWNER DLH LOGISTICS, LLC 1700 PACIFIC AVENUE SUITE 2690 DALLAS, TX 75201 PH: (214) 861-1800 CONTACT: DANIEL MCAULIFFE DMCAULIFFE@ALLEGROUP.COM
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 PLOT DATE: 06/06/2022 13:37 PM
 PLOT TIME: 13:37 PM
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No.	REVISIONS	DATE

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-299-9820
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FOR REVIEW ONLY
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Kimley-Horn
DANIEL P. GALLAGHER
Professional Engineer
No. 125203 State of Texas
June 2022

KHA PROJECT	064571901
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY	DSA
DRAWN BY	AS
CHECKED BY	DPG

IAC PLEASANT RUN
PREPARED FOR
IAC PLEASANT RUN/JEFFERSON LLC
LANCASTER, TEXAS

SITE PLAN

SHEET NUMBER
EX