

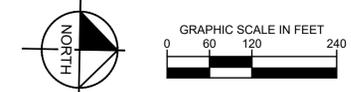
SITE DATA SUMMARY TABLE (LOT 1)	
EXISTING ZONING	I
LOT AREA	1,444,014 SF / 33.15 ACRES
BUILDING SQUARE FOOTAGE	460,080 SF
BUILDING HEIGHT	32 FT.
LOT COVERAGE	31.86%
IMPERVIOUS COVER	71.25%

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

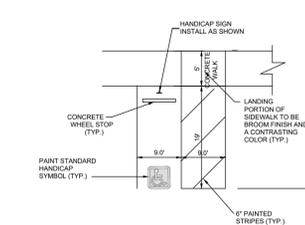
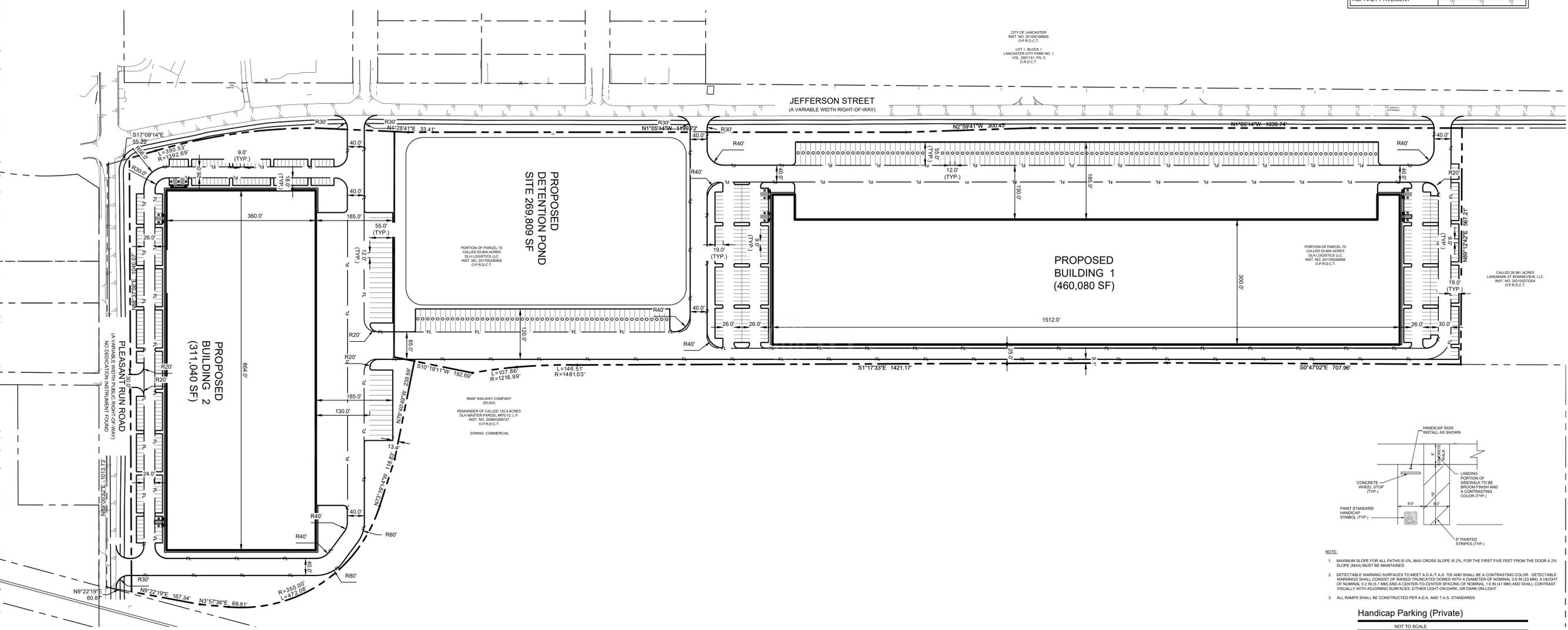
SITE DATA SUMMARY TABLE (LOT 2)	
EXISTING ZONING	I
LOT AREA	689,990 SF / 15.84 ACRES
BUILDING SQUARE FOOTAGE	311,040 SF
BUILDING HEIGHT	36 FT.
LOT COVERAGE	45.08%
IMPERVIOUS COVER	84.28%

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	FS
FIRE LANE	FL
ASPHALT PAVEMENT	---



- 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

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<p>P.L.L. PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMITS</p> <p>Project: IAC PLEASANT RUN Date: 06/06/2022 Drawn by: DSA Checked by: AS</p>	
<p>KHA PROJECT 064571901</p>	<p>DATE JUNE 2022</p>
<p>SCALE AS SHOWN</p>	<p>DESIGNED BY DSA</p>
<p>DRAWN BY AS</p>	<p>CHECKED BY DPG</p>
<p>IAC PLEASANT RUN PREPARED FOR IAC PLEASANT RUN/JEFFERSON LLC LANCASTER TEXAS</p>	
<p>SHEET NUMBER EX</p>	