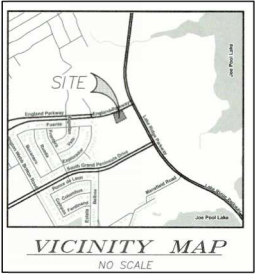


01-PRELIMINARY SITE PLAN



SITE DATA SUMMARY				
STANDARD	REQUIRED	PROPOSED	NOTES	
MIN LOT AREA (SQ. FT.)	43,560 S.F.	43,560 S.F.	YES	
MIN LOT WIDTH (FT.)	2' 0"	VARIABLE	YES	
MIN LOT DEPTH (FT.)	N/A	VARIABLE	YES	
FRONT SETBACK (FT.)	25' MIN.	65' AVG.	YES	
REAR SETBACK (FT.)	25' MIN.	5'-4' MIN.	YES	
MAX HEIGHT (FT.)	2-STORY	2-STORY	YES	
MAX FLOOR AREA RATION (FAR)	0.08	0.08	2-STORY	YES
BLDG. FOOTPRINT	-	6,304 S.F.	YES	
PERVIOUS SITE AREA	-	70,033 S.F.	YES	

PARKING SUMMARY			
STANDARD	REQUIRED	PROPOSED	MEETS
RETAIL (1 SPACE PER 215 S.F.)	22 (MAXIMUM)	22	YES
OFFICE (1 SPACE PER 325 S.F.)	20	20	YES
DRIVE THROUGH QUEUE (ONE LANE)	6 (MINIMUM)	6	YES

SITE DATA	
RETAIL AREA (1/215 S.F.)	= 5,826 S.F.
RETAIL PKG. REQ.	= 22 8PACES
RETAIL PKG. PROV.	= 22 8PACES
OFFICE AREA (1/325 S.F.)	= 6,354 S.F.
OFFICE PKG. REQ.	= 20 8PACES
OFFICE PKG. PROV.	= 20 8PACES
TOTAL PKG. REQ.	= 42 8PACES
TOTAL PKG. PROV.	= 42 8PACES
TOTAL PARKING PAVING	= 13,488 S.F.
TOTAL BRICK PAVERS	= 3,694 S.F. (15.9%)

NOTE: UNDERGROUND SITE DETENTION WILL BE PROVIDED IF REQUIRED.

CASE #: SUP-24-04-0018

PROPERTY OWNER: MAHESH VANKAWALA
2716 WATERS EDGE DR.
CEDAR HILL, TX 75104
PH: 469-261-7874

SUBMITTAL DATE: 04/30/2024
08/02/2024
10/28/2024
11/22/2024
12/13/2024

REVISIONS:

ENGLAND PARKWAY
MIXED USE

ORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING

np
413 CEDAR ST. @ MAIN
npatten@flash.net

DATE: _____

2330
JOB NO.

SHEET NO.

