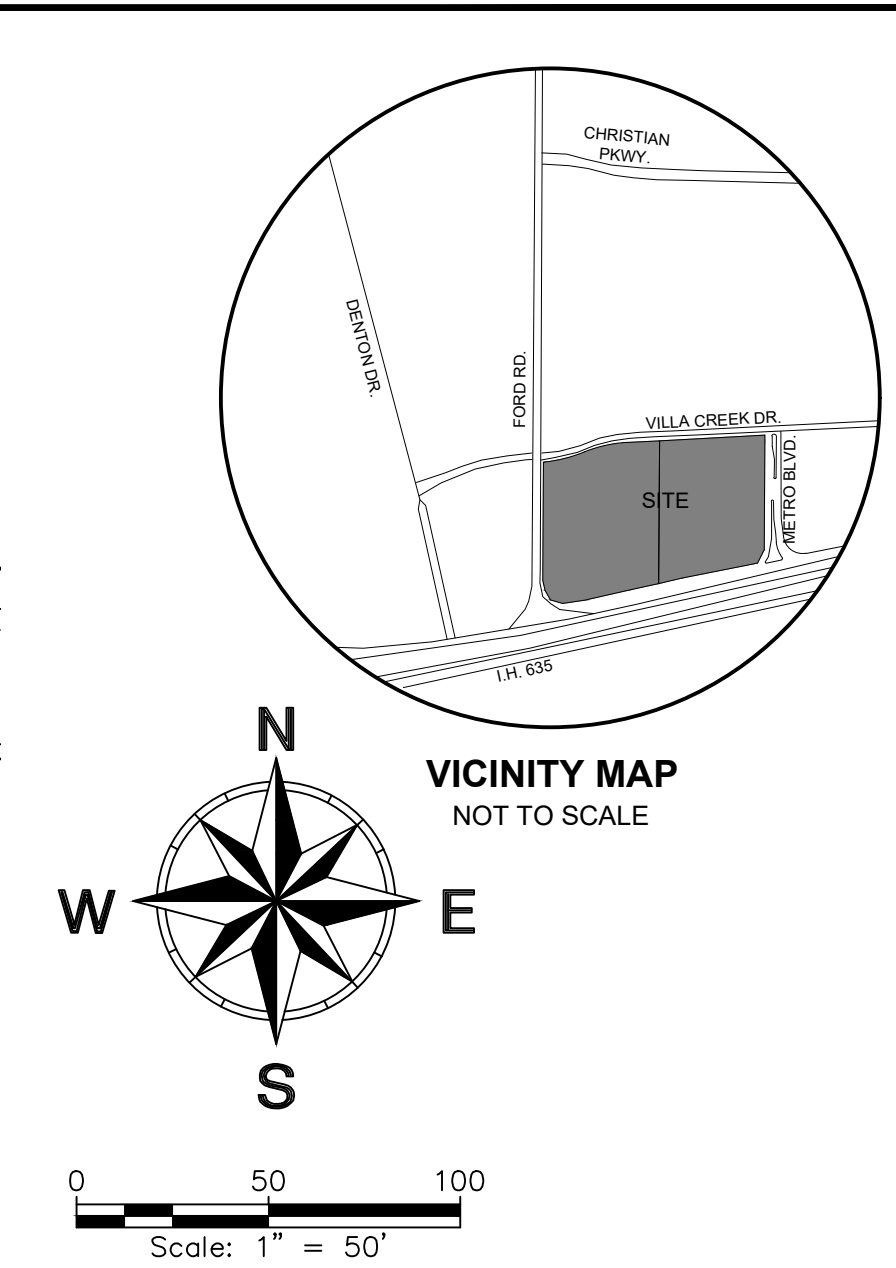
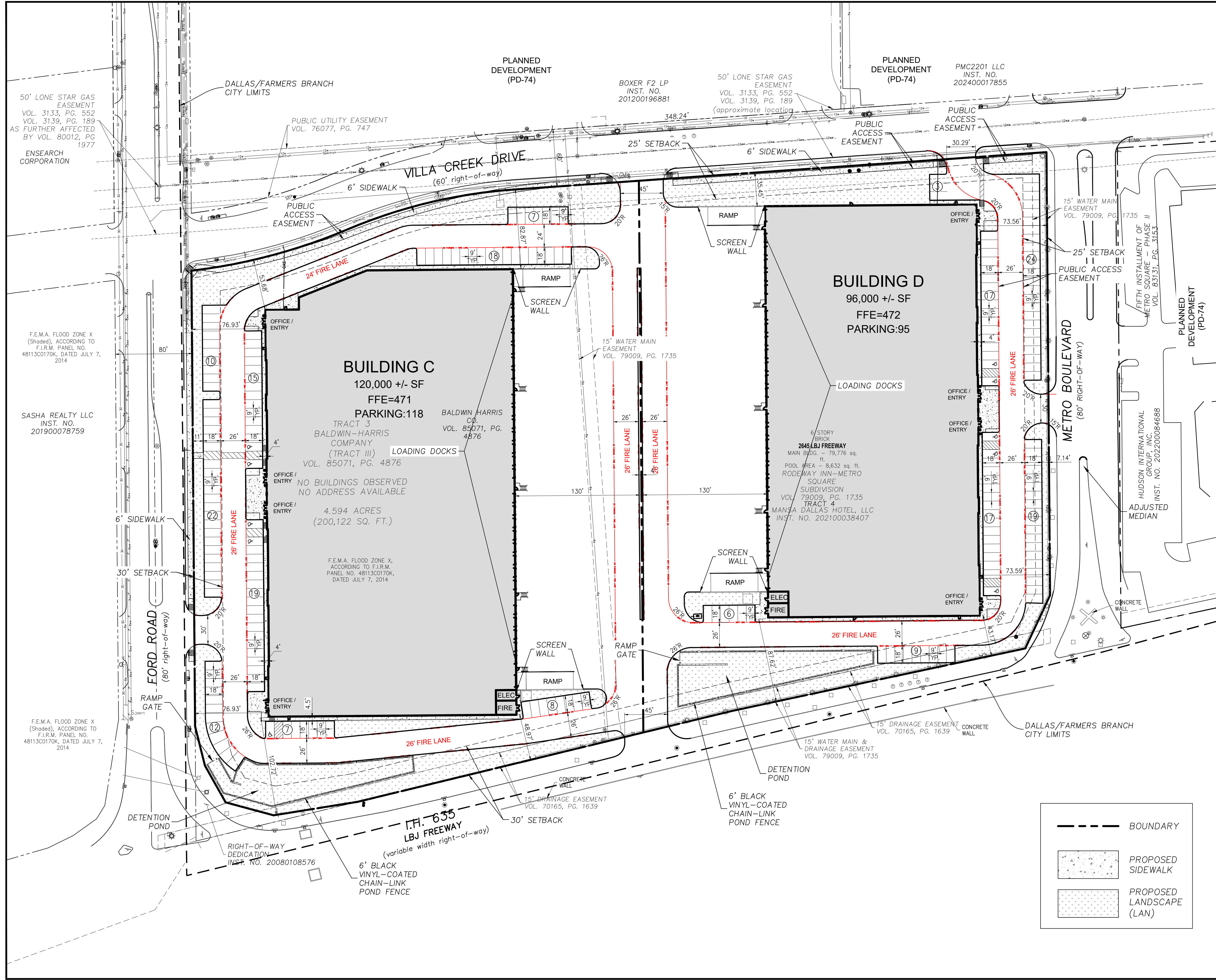
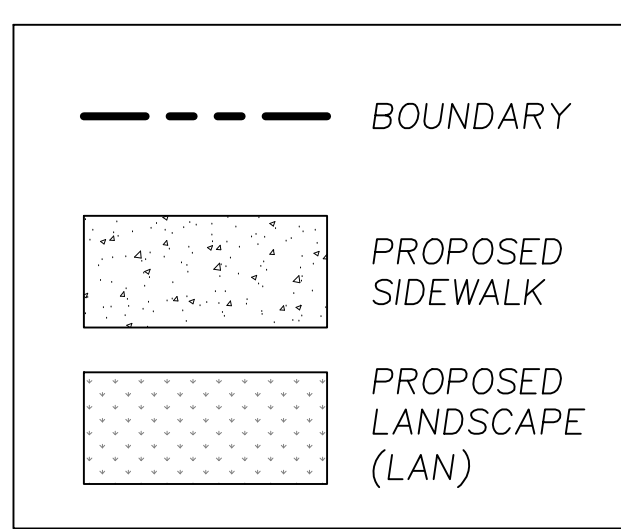
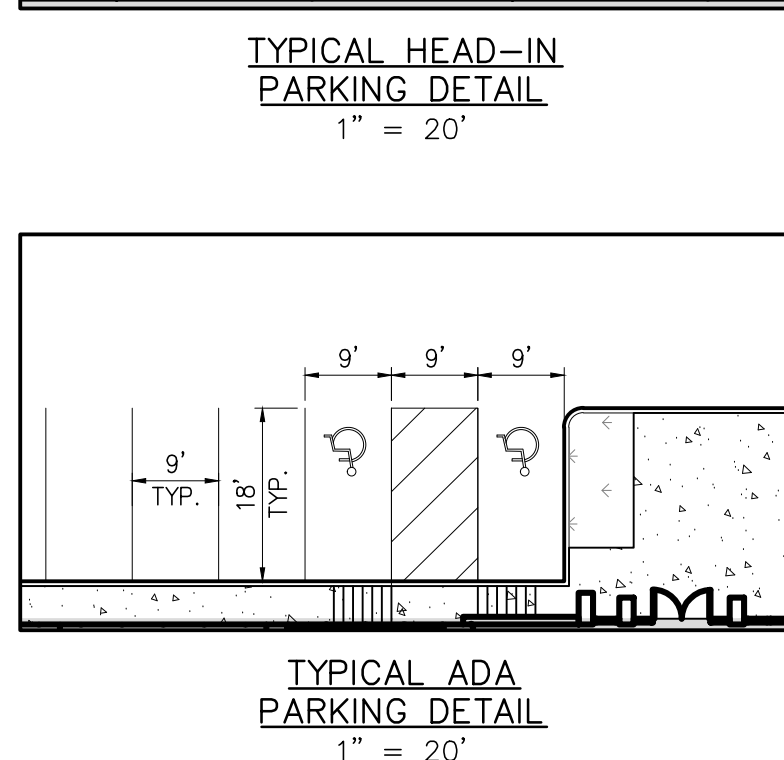
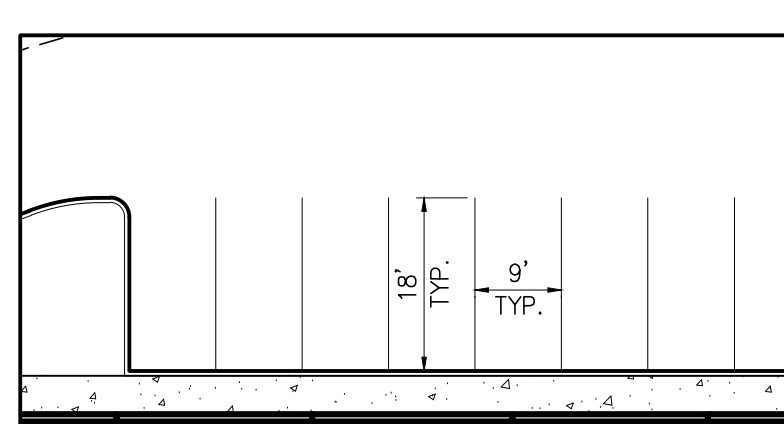




SITE DATA TABLE	
EXISTING ZONING	PD-74
TRACT 3 AREA	6.373 ACRES
	277,609 SF
TRACT 4 AREA	5.340 ACRES
	232,629 SF
TOTAL AREA	11.713 ACRES
	510,238 SF
BUILDING C AREA	120,000 SF
BUILDING C HEIGHT	47 FT
BUILDING C F.F.E.	470 FT
IMPERVIOUS AREA	236,971 SF
	85.4 %
BUILDING D AREA	96,000 SF
BUILDING D HEIGHT	47 FT
BUILDING D F.F.E.	471 FT
IMPERVIOUS AREA	194,886 SF
	83.8 %
BUILDING C PARKING	
80% WAREHOUSE SPACE	48 SPACES
20% OFFICE SPACE	60 SPACES
TOTAL PARKING REQUIRED	108 SPACES
TOTAL PROVIDED	118 SPACES
BUILDING D PARKING	
80% WAREHOUSE SPACE	38 SPACES
20% OFFICE SPACE	48 SPACES
TOTAL PARKING REQUIRED	86 SPACES
TOTAL PROVIDED	95 SPACES
OVERALL PARKING	213 SPACES



Winkelmänn & Associates, Inc.

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7-15-2025

01

DETAILED SITE PLAN

NEC OF FORD ROAD & LBJ FWY,
DALLAS, TX 75234

REVISION

DATE

No.

1.

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3.

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5.

6.

APPROV.

DATE

Moore July 15, 2025