



BLOCK 6052, EDDINS ADDITION (PD 433 DEVELOPMENT PLAN) SITE DATA

LOT	AREA	ACRES	SQ. FT.
TOTAL LAND AREA (LOTS 1 & 2)	14.25	615,280	SQ. FT.
LOT 1 AREA	9.93	432,282	SQ. FT.
LOT 2 AREA	4.29	183,018	SQ. FT.

PARKING CALCULATIONS	SQ. FT. PROVIDED	PARKING PROVIDED	PARKING GARAGE FOOTPRINT	TOTAL PARKING GARAGE AREA	TOTAL PARKING	TOTAL PARKING	TOTAL PARKING
SHOWROOM (VEHICLE DISPLAY)	3,640	8	36,500	36,500	8	8	8
OFFICE (S1) & 2ND LOOR	18,845	38	18,845	18,845	38	38	38
PARTS STORAGE	12,820	26	12,820	12,820	26	26	26
CAR WASH/ACCESSORY USE	1,792	2	1,792	1,792	2	2	2
TOTAL ON-SITE PARKING		180			180	180	182
REQUIRED HANDICAP PARKING		6			6	6	6

- NOTES:**
- LOT 1 IS CURRENTLY DEVELOPED AS A CAR DEALERSHIP. PARTS SALES & STORAGE, CAR SERVICE CENTER AND BODY SHOP. NO ADDITIONAL IMPROVEMENTS ARE PLANNED FOR THIS LOT AS PART OF THIS DEVELOPMENT PLAN.
 - LOT 2 IS CURRENTLY DEVELOPED AS AN ALL SURFACE PARKING VEHICLE DISPLAY AND SALES LOT FOR THE ADJACENT CAR DEALERSHIP ON LOT 1.
 - AN ULTIMATE 5 LEVEL INCLUDING THE GROUND LEVEL, PARKING GARAGE FOR ADDITIONAL VEHICLE STORAGE AND DISPLAY IS PROPOSED ON LOT 2.
 - THE SITE DATA FOR PROPOSED ULTIMATE CONDITION PARKING DATA.
 - PLEASE PROVIDE ADEQUATE LIGHTING FOR ALL VEHICLE STORAGE AND DISPLAY AREAS.
 - ACCESS RAMPAGE TO ALL VEHICLE STORAGE AND DISPLAY AREAS SHALL BE GRADE-EDISON GLEON GALLEON LED WITH SKILL CONTROL MOUNTED ON 10 FOOT TALL SQUARE STEEL POLE.

Revised Development Plan
 Exhibit 433A
 Planned Development No. 433

Approved
 City Plan Commission
 November 6, 2014

CASE No. Z134-311(OT1)

DEVELOPMENT PLAN
FRIENDLY CHEVROLET
 2754 N. STEMMONS FREEWAY
 DALLAS, TEXAS



PREPARED BY:
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CONTRACT NO. 14035
 SHEET NO. 1 OF 1