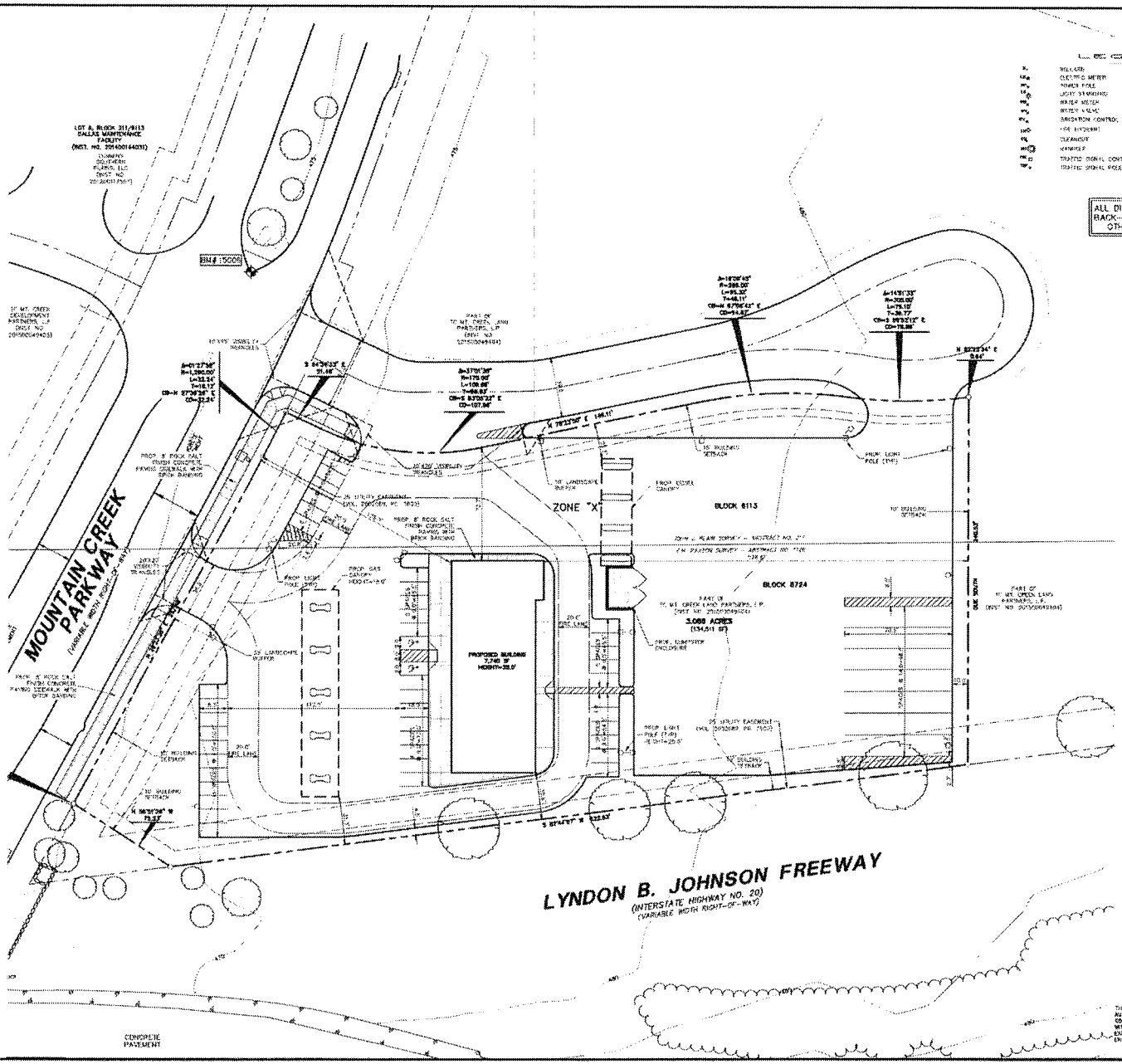
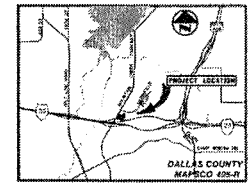


ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

PROPOSED USE:	TRUCK STOP (NOTE-MOTOR VEHICLE FUELING STATION, GENERAL MERCHANDISE OR FOOD STORE LESS THAN 3500 S.F. AND RESTAURANT WITH DRIVE-IN OR DRIVE THROUGH SERVICE ALLOWED BY RIGHT; IMPROVEMENTS FOR ORIENTATION PURPOSES)
BUILDING AREA:	7,740 S.F.
SITE AREA:	134,511 S.F. (3.088 AC.)
PARKING REQUIRED:	2 SPACES
PARKING PROVIDED: (INCLUDING TRUCK PARKING)	50 SPACES
BUILDING HEIGHT/STORY:	35' / 1 STORY
LOT COVERAGE:	5.75%

NO.	DATE	REVISION

Pacheco Koch
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-101938-00

DEVELOPMENT PLAN

MOUNTAIN CREEK BUSINESS PARK, MC#6
I-20 & MOUNTAIN CREEK PARKWAY
TRACT 2, MT. CREEK INVESTMENTS
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TK	TBH	MAY 2015	1"=30'			C1.1

PK FILE: 2102-13.053 DWG FILE: 2102-13.053-CV.DWG

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS G. KNIMOCHK, P.E. 90194 ON 05/04/2015. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

MOUNTAIN CREEK BUSINESS PARK, MC#6

29/89
151212