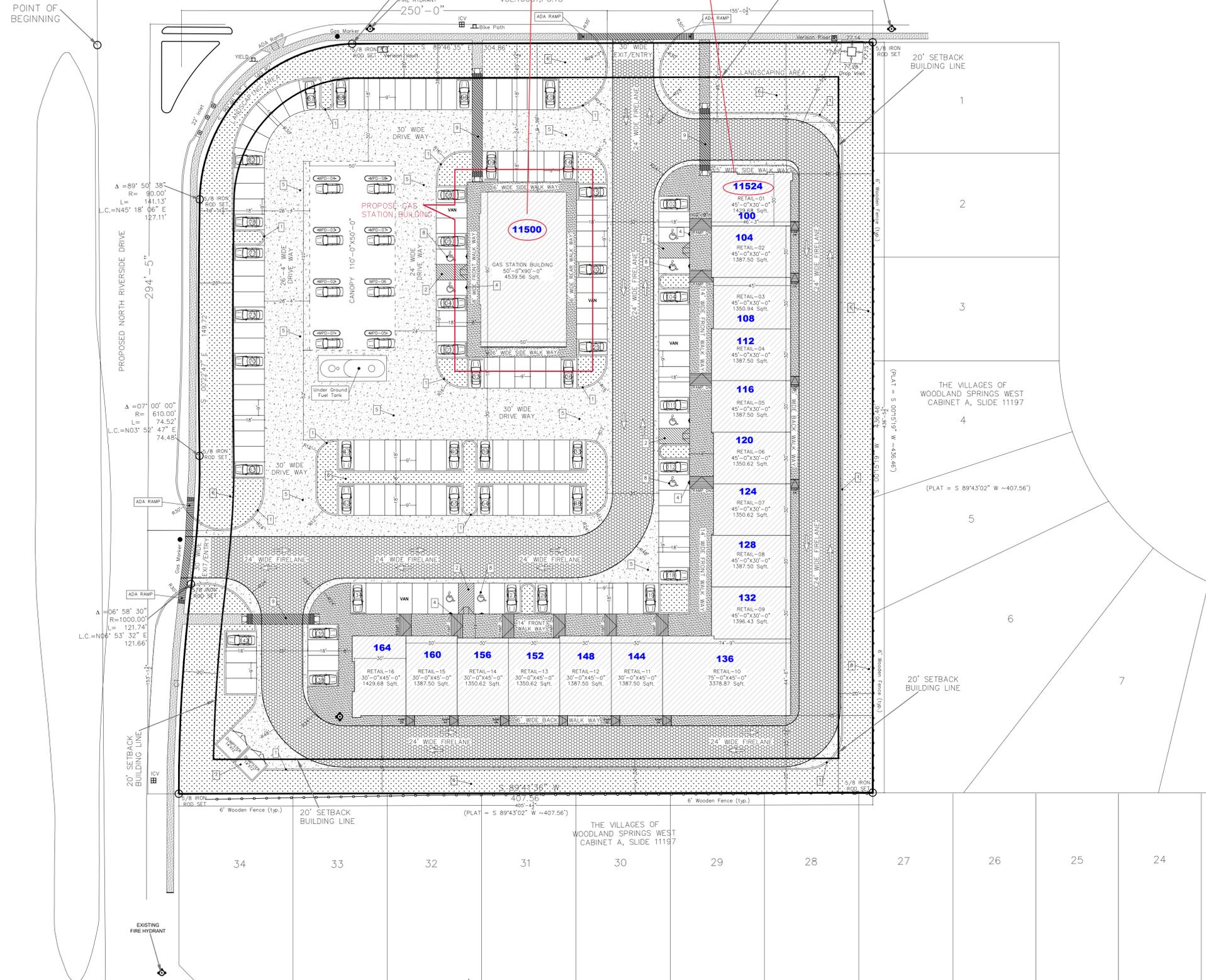


AP-23-1204

CFWLAND ID: 384981

Villages of Woodland Springs
Block: 161
Lot: 1X

POINT OF BEGINNING
ALLIANCE ASSOCIATES, L.P.
VOL.14717,PG.281
11524 Timberland Boulevard will be the building shell Address
Suites are assigned below



PROPERTY BOUNDARY	---
EASEMENT	---
NUMBER OF PARKING STALLS PER ROW	④
PROPOSED HANDICAPPED PARKING ONLY	♿
PROPOSED PAVEMENT	[Pattern]
PROPOSED SIDEWALK	[Pattern]
PROPOSED BERMUDA GRASS	[Pattern]
PROPOSED 6" WIDE CONCRETE CURB	①
PROPOSED LEVEL ACCESS AISLE	②
HANDICAP ACCESSIBLE RAMP WITH DETECTA WARNING SURFACE (YELLOW)	③
PROPOSED ACCESSIBLE PARKING SIGNAGE	④
Heavy Duty Concrete Paving	⑤
GREEN AREA	⑥
Heavy duty dumpster concrete	⑦
HANDICAP	⑧
PEDESTRIAN CROSSING	⑨
BOLLARDS	⑩

SITE INFORMATION TABLE		
LOT AREA	172062.00 SF	3.95 ACRES
IMPERVIOUS COVER EXISTING	0.0 SF	0.0 ACRES (0.0%)
IMPERVIOUS COVER PROPOSED	98540.71 SF	2.26 ACRES (57.27%)
LANDSCAPE AREA	32610.32 SF	0.75 ACRES (18.95%)
BUILDING AREA	28640.00 SF	0.66 ACRES (16.64%)
SIDEWALK	12270.97 SF	(7.13%)
ZONING	R/S (RETAIL SERVICES)	
PROPOSED USAGE	C-STORE, RESTAURANT, GAS STATION & RETAIL	

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	28640.00 SF (16.64%)
RETAIL AREA	24100.00 SF (14.00%)
C-STORE AREA	4539.56 SF (2.64%)
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B (STEEL STRUCTURE)
MAX. BUILDING HEIGHT	27'-9"
ALLOWABLE BUILDING HEIGHT	35'-0"
ALLOWABLE STRUCTURE COVERAGE	40%
OCCUPANCY CLASSIFICATION	M

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	119
RETAIL 24100/250sf	96
C-STORE 4539.56/200sf	23
TOTAL PARKING SPACES PROVIDED	154
SUMMARY OF PARKING SPACES	
PROVIDED STANDARD SPACES	138
PROVIDED HANDICAP VAN	4
PROVIDED STANDARD HANDICAP	8
PROVIDED LOADING SPACE	4

① MASTER PLAN
SCALE: 1" = 30'

ISSUE RECORD:	
DATE:	COMMENTS:

ADDRESS: 555 Republic Dr Suite 312A, Plano, TX 75074, USA.
Phone: 469-662-5248
Email: info@jbc-constructions.com



11524 TIMBERLAND BLVD.,
FORT WORTH, TX 76244, USA

SHEET CONTENTS:
MASTER PLAN
DATE: JULY 10 2023

SP1