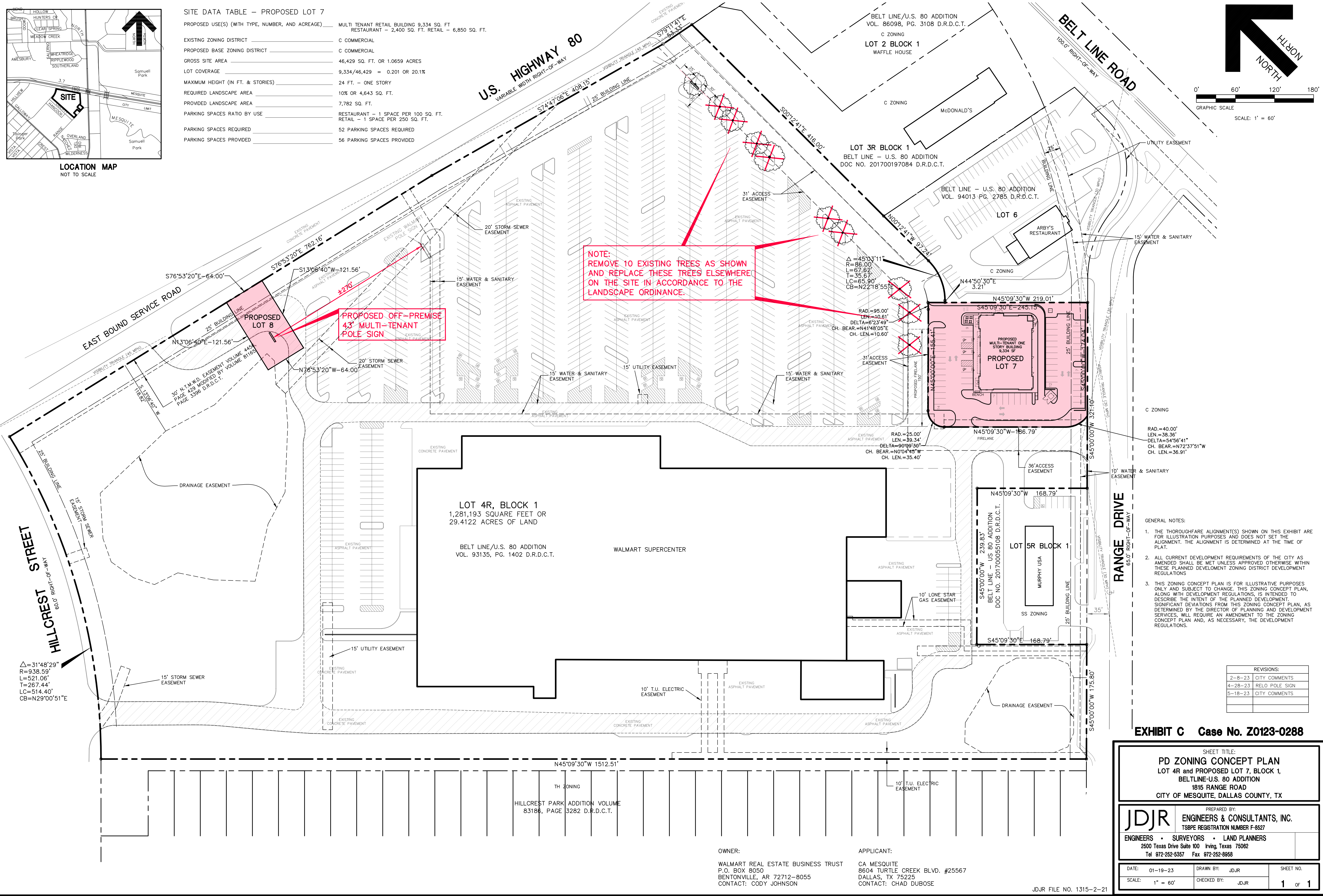
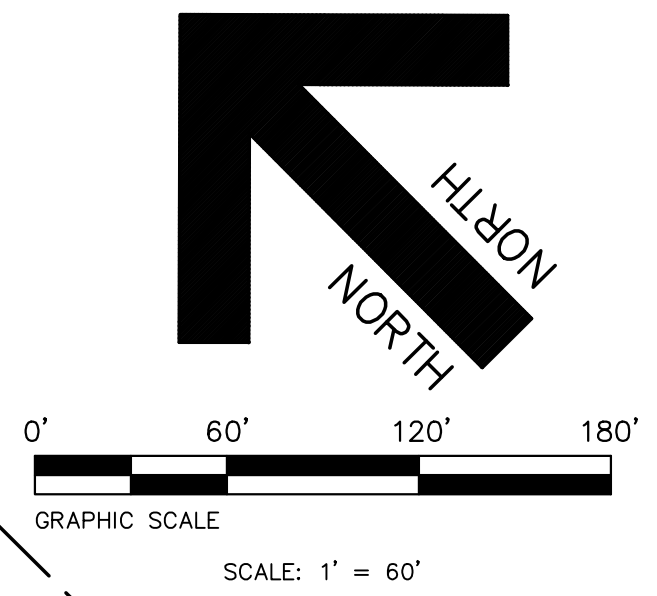


LOCATION MAP  
NOT TO SCALE

SITE DATA TABLE – PROPOSED LOT 7

PROPOSED USE(S) (WITH TYPE, NUMBER, AND ACREAGE)	MULTI TENANT RETAIL BUILDING 9,334 SQ. FT. RESTAURANT – 2,400 SQ. FT. RETAIL – 6,850 SQ. FT.
EXISTING ZONING DISTRICT	C COMMERCIAL
PROPOSED BASE ZONING DISTRICT	C COMMERCIAL
GROSS SITE AREA	46,429 SQ. FT. OR 1.0659 ACRES
LOT COVERAGE	9,334/46,429 = 0.201 OR 20.1%
MAXIMUM HEIGHT (IN FT. & STORIES)	24 FT. – ONE STORY
REQUIRED LANDSCAPE AREA	10% OR 4,643 SQ. FT.
PROVIDED LANDSCAPE AREA	7,782 SQ. FT.
PARKING SPACES RATIO BY USE	RESTAURANT – 1 SPACE PER 100 SQ. FT. RETAIL – 1 SPACE PER 250 SQ. FT.
PARKING SPACES REQUIRED	52 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED	56 PARKING SPACES PROVIDED



NOTE:  
REMOVE 10 EXISTING TREES AS SHOWN  
AND REPLACE THESE TREES ELSEWHERE  
ON THE SITE IN ACCORDANCE TO THE  
LANDSCAPE ORDINANCE.

PROPOSED OFF-PREMISE  
4.3' MULTI-TENANT  
POLE SIGN

- GENERAL NOTES:
1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
  2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
  3. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

REVISIONS:	
2-8-23	CITY COMMENTS
4-28-23	RELO POLE SIGN
5-18-23	CITY COMMENTS

EXHIBIT C Case No. Z0123-0288

SHEET TITLE:  
**PD ZONING CONCEPT PLAN**  
LOT 4R and PROPOSED LOT 7, BLOCK 1,  
BELTLINE-U.S. 80 ADDITION  
1815 RANGE ROAD  
CITY OF MESQUITE, DALLAS COUNTY, TX

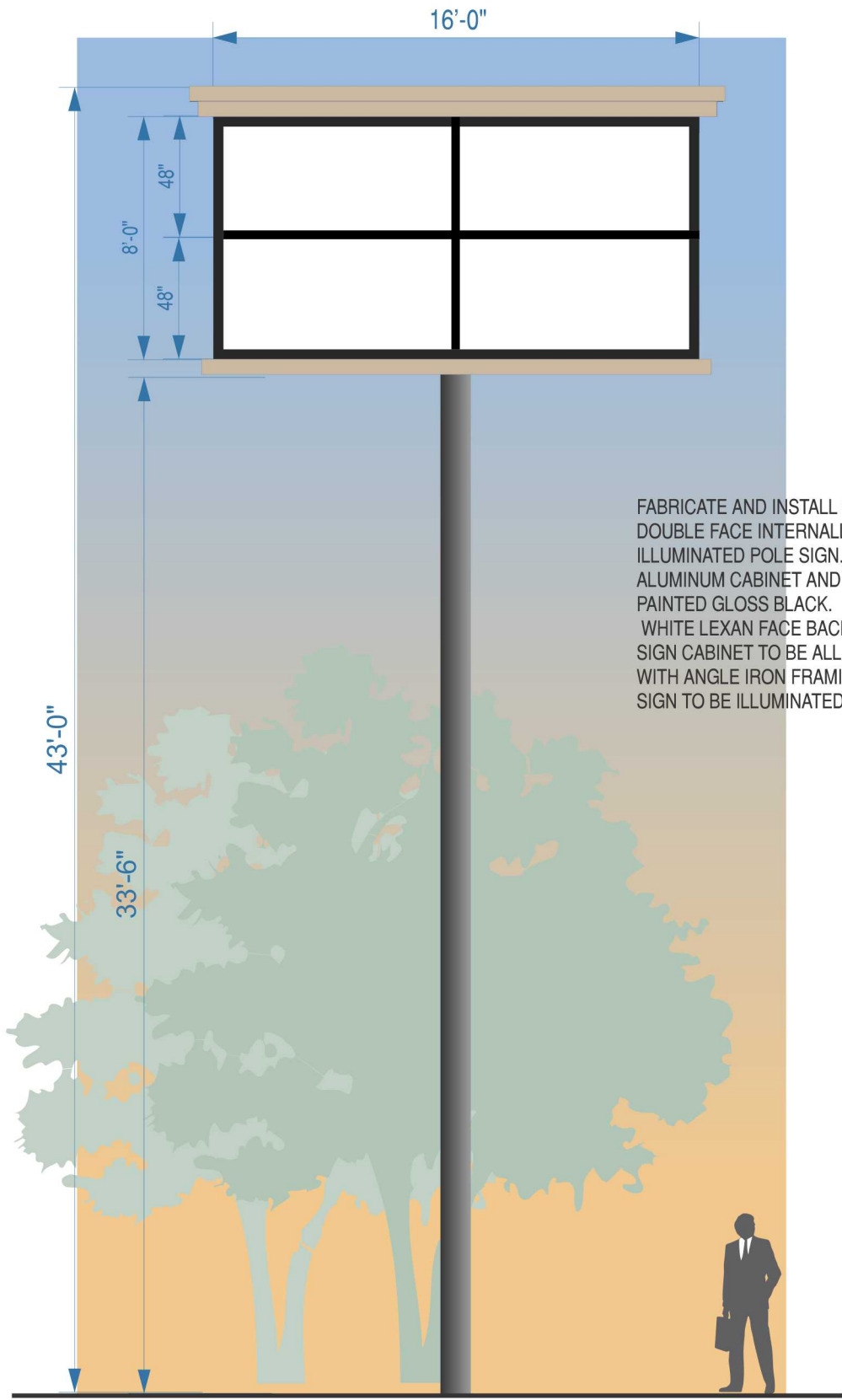
PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSBPE REGISTRATION NUMBER F-8627

ENGINEERS • SURVEYORS • LAND PLANNERS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-5357 Fax 972-252-8958

DATE: 01-19-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 60'	CHECKED BY: JDJR	1 OF 1

OWNER:  
WALMART REAL ESTATE BUSINESS TRUST  
P.O. BOX 8050  
BENTONVILLE, AR 72712-8055  
CONTACT: CODY JOHNSON

APPLICANT:  
CA MESQUITE  
8604 TURTLE CREEK BLVD. #25567  
DALLAS, TX 75225  
CONTACT: CHAD DUBOSE



FABRICATE AND INSTALL ONE 8'x16'  
 DOUBLE FACE INTERNALLY  
 ILLUMINATED POLE SIGN. -.040  
 ALUMINUM CABINET AND TRIMS  
 PAINTED GLOSS BLACK.  
 WHITE LEXAN FACE BACKGROUND  
 SIGN CABINET TO BE ALL ALUMINUM  
 WITH ANGLE IRON FRAMING.  
 SIGN TO BE ILLUMINATED WITH LED.

SCALE: 3/16" = 1'-0"

EXHIBIT D



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5213 SUN VALLEY DR. FT. WORTH, TX. 76119  
 Phone# 817-572-7346 FAX# 817-483-0839

Created for the approval of:  
 Approved by:

Scale: 3/8"=1'-0" Location:

Salesman: EDDIE BAKER Date: MAY 12, 2023 Drawing#:



**BAKER SIGN  
 COMPANY**

bakersigns@sbcglobal.net