



Address: 6700-6712 Grade Lane  
 City: Dallas, Texas  
 County: Tarrant  
 State: Texas  
 Zip: 75216

Division of Production Planning  
 6700-6712 Grade Lane  
 Dallas, Texas 75216

1. This site plan shows the layout of the proposed building and parking areas on the subject property.
2. The subject property is bounded by Grade Lane 80' R/W Varies to the south, and by the existing buildings and parking areas to the north, east, and west.
3. The proposed building is shown with a footprint of approximately 10,000 square feet.
4. The parking areas are shown with a total capacity of approximately 50 spaces.
5. The site plan also shows the location of existing utilities, including water, sewer, and gas lines.
6. The proposed building is shown with a footprint of approximately 10,000 square feet.
7. The parking areas are shown with a total capacity of approximately 50 spaces.
8. The site plan also shows the location of existing utilities, including water, sewer, and gas lines.



H. E. RUDY CONSULTING ENGINEERS  
 6700-6712 GRADE LANE  
 DALLAS, TEXAS 75216

SURVEY for <b>DIXIE WAREHOUSE &amp;          CARTAGE CO.</b> 6700-6712 GRADE LANE	
Date of Survey: 7/1/60 Date of Plan: 7/1/60	Scale: 1" = 40' North Arrow: True North

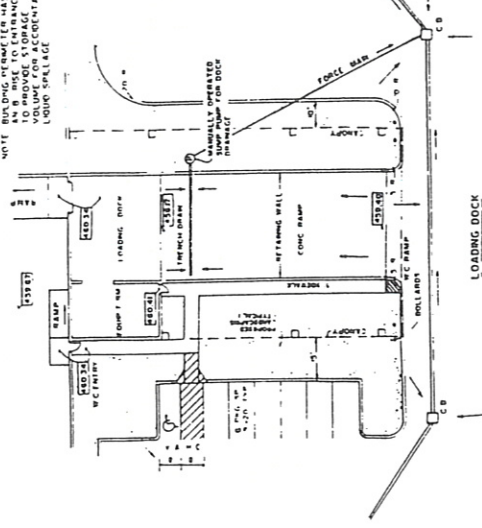
SITE 4 - DIXIE WAREHOUSE



**NOTES**

1. ENTIRE SITE IS ENCLOSED WITH A 7' HIGH CHAIN LINK FENCE. ACCESS IS THROUGH GATE IN FENCE.
2. MATERIALS TO BE STORED ARE NFPA CODE 30 CLASS I & II STABLE LIQUIDS INDUSTRIAL USE.
3. 2 EMPLOYEES ON ONE 8-HR SHIFT.
4. SITE IS LOCATED IN GENERALLY UNREGULATED FLOODPLAIN DIVISION OF WATER APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
5. APPROVAL REQUIRED FOR ALL CONSTRUCTION.
6. NO ADDITIONAL PERMITS OR APPROVALS REQUIRED FOR THIS PROJECT.
7. NO OPEN STORAGE ON THIS SITE.
8. NO USE OF ADJACENT AREA SUBJECT TO CITY.

NOTE: BUILDING OVERFLOWER HAS AN 8" RISE TO ENTRANCE VOLUME FOR ACCIDENTAL LIQUID SPILLAGE.



LOADING DOCK  
DOCK # 100

**PARKING AND LANDSCAPING DATA**

PARKING RECORD PROPOSED: 21 VANS  
 PARKING RECORD PROPOSED: 21 VANS  
 VEHICULAR USE AREA: 478,500 SQ FT  
 VEHICULAR USE AREA: 478,500 SQ FT  
 MINIMUM LANDSCAPING PROPOSED: 8,405 SQ FT

REGIONAL AIRPORT AUTHORITY  
OF LOUISVILLE & JEFFERSON CO  
DB 6473 PG 365

REGIONAL AIRPORT AUTHORITY  
OF LOUISVILLE & JEFFERSON CO  
DB 1246 PG 787

LOUISVILLE & MANVELL HALL ROAD CO  
DB 3922 PG 8

DIXIE PROPERTIES  
DB 3534 PG 537

FORD MOTOR CO  
DB 3025 PG 311

Approval of a plan for the property...  
 The City of Louisville...  
 The plan is subject to the following conditions:  
 1. The plan shall be in accordance with the provisions of the Louisville Zoning Ordinance...  
 2. The plan shall be in accordance with the provisions of the Louisville Subdivision Ordinance...  
 3. The plan shall be in accordance with the provisions of the Louisville Floodplain Ordinance...  
 4. The plan shall be in accordance with the provisions of the Louisville Environmental Ordinance...  
 5. The plan shall be in accordance with the provisions of the Louisville Health Ordinance...  
 6. The plan shall be in accordance with the provisions of the Louisville Fire Ordinance...  
 7. The plan shall be in accordance with the provisions of the Louisville Police Ordinance...  
 8. The plan shall be in accordance with the provisions of the Louisville Public Works Ordinance...  
 9. The plan shall be in accordance with the provisions of the Louisville Parks and Recreation Ordinance...  
 10. The plan shall be in accordance with the provisions of the Louisville Public Utilities Ordinance...  
 11. The plan shall be in accordance with the provisions of the Louisville Public Safety Ordinance...  
 12. The plan shall be in accordance with the provisions of the Louisville Public Health Ordinance...  
 13. The plan shall be in accordance with the provisions of the Louisville Public Safety Ordinance...  
 14. The plan shall be in accordance with the provisions of the Louisville Public Health Ordinance...  
 15. The plan shall be in accordance with the provisions of the Louisville Public Safety Ordinance...



**OWNER - DEVELOPER**  
 DIXIE WAREHOUSE AND CARTAGE CO.  
 GRADE LANE AT FERN VALLEY ROAD  
 P.O. BOX 36158  
 LOUISVILLE, KENTUCKY 40233  
 PHONE: 15021368-6564

*John Blum*

**R. E. RYD CONSULTING ENGINEERS**  
 ENGINEERS & ARCHITECTS  
 1000 W. MARKET STREET, SUITE 100  
 LOUISVILLE, KY 40202

**CONDITIONAL USE PLAN**  
 NFPA CODE 30  
 CLASS I, II, III STABLE LIQUIDS  
 HANDLING AND STORAGE  
 DIXIE WAREHOUSE  
 AND CARTAGE CO.

DATE: 11-10-00  
 SHEET: 95-171E  
 REVISIONS

**SITE 4 - DIXIE WAREHOUSE**

81 - CHECKED SQUARE ON  
 EQUIPMENT FOUND ON  
 STREET WALL TYP. AREA