

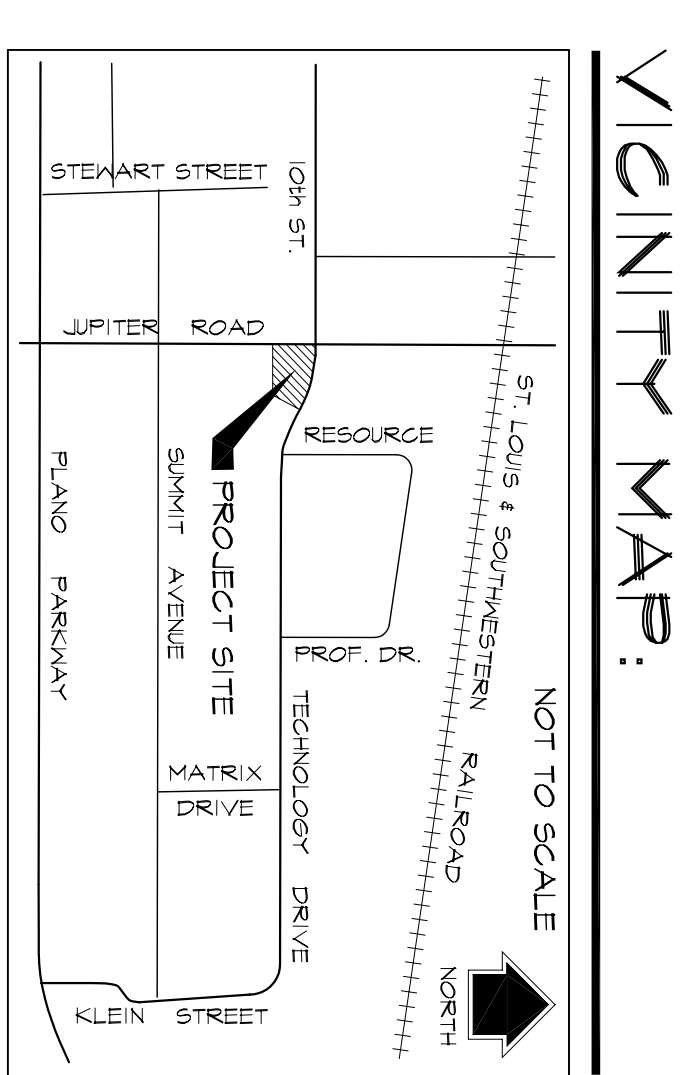
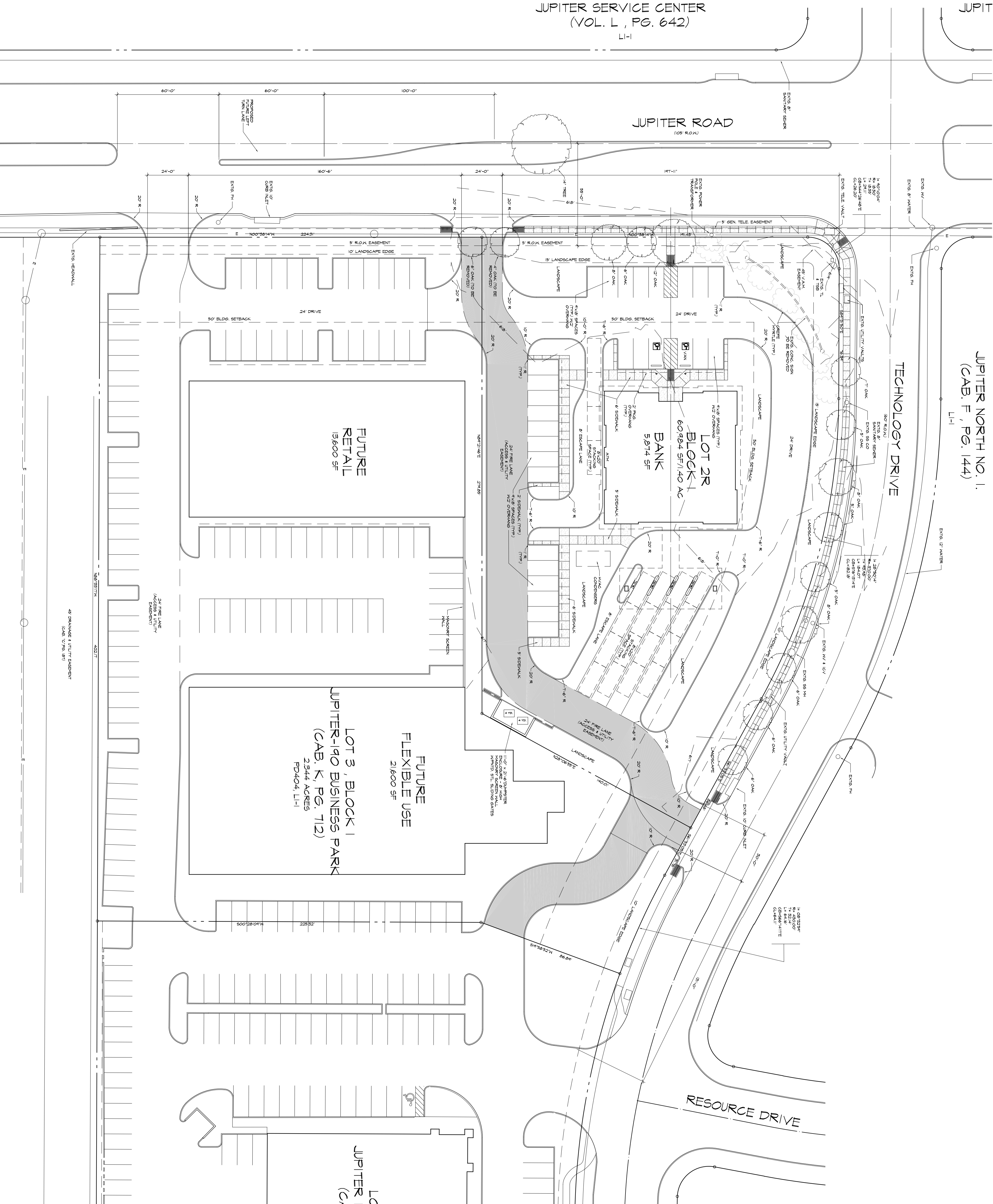
LOT 2, BLOCK B
JUPITER SERVICE CENTER
(VOL. L, PG. 642)

LOT 1, BLOCK A
JUPITER SERVICE CENTER
(VOL. L, PG. 642)

SITE DATA SUMMARY TABLE

LOT ZONING	USE	LOT AREA	BLDG AREA	BLDG HEIGHT	LOT COVERAGE	FAR	STANDARD Pkg. RECD	Pkg. PROVID	ACCESSIBLE Pkg. RECD	ACCES. PKG. PROVID	INT. LANDSCAPING RECD	INT. LANDSCAPING PROVID	INTERVIOUS AREA
2R	PD 404 LI-I	BANK	60,984 SF / 1.40 AC	5-8'4" SF	1 STORY / 36 FT	0.718	1:01	20 SPACES (1:300)	28 SPACES	2 SPACES	2 SPACES	224 SF	6,696 SF / 66.0%

JUPITER NORTH NO. 1.
(CAB. F, PG. 144)



- ### GENERAL NOTES
1. BUILDINGS 6000 SF OF GREATER SHALL BE 100% FIRE SPRINKLED.
 2. FRETAINERS SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 3. HAND CARRED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A WEAVING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY.
 5. BARRIER-FREE RAMP, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 6. MECHANICAL UNITS, DUMPSTERS AND TRASH CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 10. OUTDOOR LIGHTING SHALL COMPLY WITH THE ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
 11. LEASEE SHALL CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND ELECTRICAL TRANSMISSION DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
 12. ALL ELECTRICAL TRANSMISSION DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
 13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 5-100 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.

LOT 1, BLOCK 1
JUPITER 190 BUSINESS PARK
(CAB. K, PG. 712)

LOT 2R, BLOCK A
BANK
58,714 SF

LOT 3, BLOCK 1
FUTURE FLEXIBLE USE
21,600 SF

FUTURE RETAIL
18,000 SF

JUPITER 190 BUSINESS PARK
BLOCK 1, LOTS 2R & 3

OWNER:
STERLING BANK
1350 WEST MOCKENBERG LN
SUITE 100
DALLAS, TX 75247
(214) 678-6600
(214) 678-9259 FAX
JOE DON MARTIN

ARCHITECT:
SELZER ASSOCIATES
4514 TRAVIS STREET
SUITE 235
DALLAS, TX 75205
(214) 528-4466
(214) 528-7575 FAX
DALE E. SELZER, FAIA
DAVID M. RICKER, FAIA

PRELIMINARY SITE
PLAN/CONCEPT PLAN
JUPITER 190
BUSINESS PARK
BLOCK 1, LOTS 2R & 3

