



MBE WAYNE BENNETT
PARCEL: 04408004000
INST. # 00009106-0000062

TDOT CONTROL
ACCESS FENCE
15' STREET SETBACK (TYP.)

METRO CURB AND GUTTER
(MPW DETAIL ST-200) CURB
INLETS LOCATION TO BE
SHOWN IN FINAL SP AS
REQUIRED BY SPREAD
CALCULATIONS

MIN. 5FT PUBLIC
SIDEWALK (TYP.)

ADA COMPLIANT
RAMP

ADA COMPLIANT
RAMP

DETECTION
POND (TYP.)

MPW ST-324
DRIVEWAY RAMP

BIORETENTION
POND (TYP.)

BIORETENTION
POND (TYP.)

MAINTENANCE BUILDING
TRASH COMPACTOR

WETLAND AREA
IDENTIFIED BY
USFW

25 FOOT BUFFER

[Red Box]	TOWNHOMES
[Orange Box]	MULTI-UNIT BUILDINGS
[Pink Box]	RESIDENTIAL
[Green Box]	BIORETENTION

PARCEL EXCLUDED FROM REZONING
INST. # 20000210-001309

BIORETENTION
POND (TYP.)

MIN. 5FT PRIVATE
SIDEWALK (TYP.)

DETECTION
POND (TYP.)

BIORETENTION
POND (TYP.)

BIORETENTION
POND (TYP.)

BIORETENTION
POND (TYP.)

BIORETENTION
POND (TYP.)

TDOT CONTROL
ACCESS FENCE

MPW ST-210
SIDEWALK
MPW ST-324
DRIVEWAY RAMP

FINAL SP SHALL HAVE
'NOW ENTERING PRIVATE
PROPERTY' SIGN

INDUSTRIAL DRIVE

PARCEL 044
INDUSTRIAL
PARCEL 044
INST. # 20000210