

Site Plan Drawings for:

New Commercial / Retail Shell Building

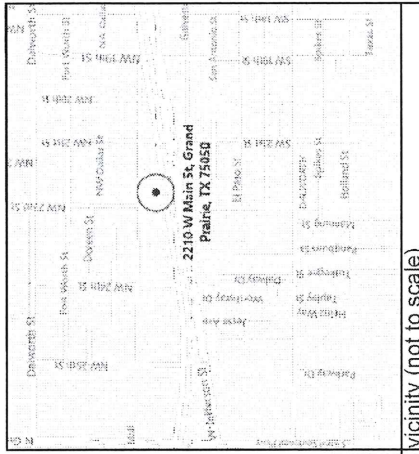
2210 W. Main Street
& 23th.St.

GRAND PRAIRIE, TEXAS, 75050

Planning Department

SEP 28 2016

Received



Vicinity (not to scale)

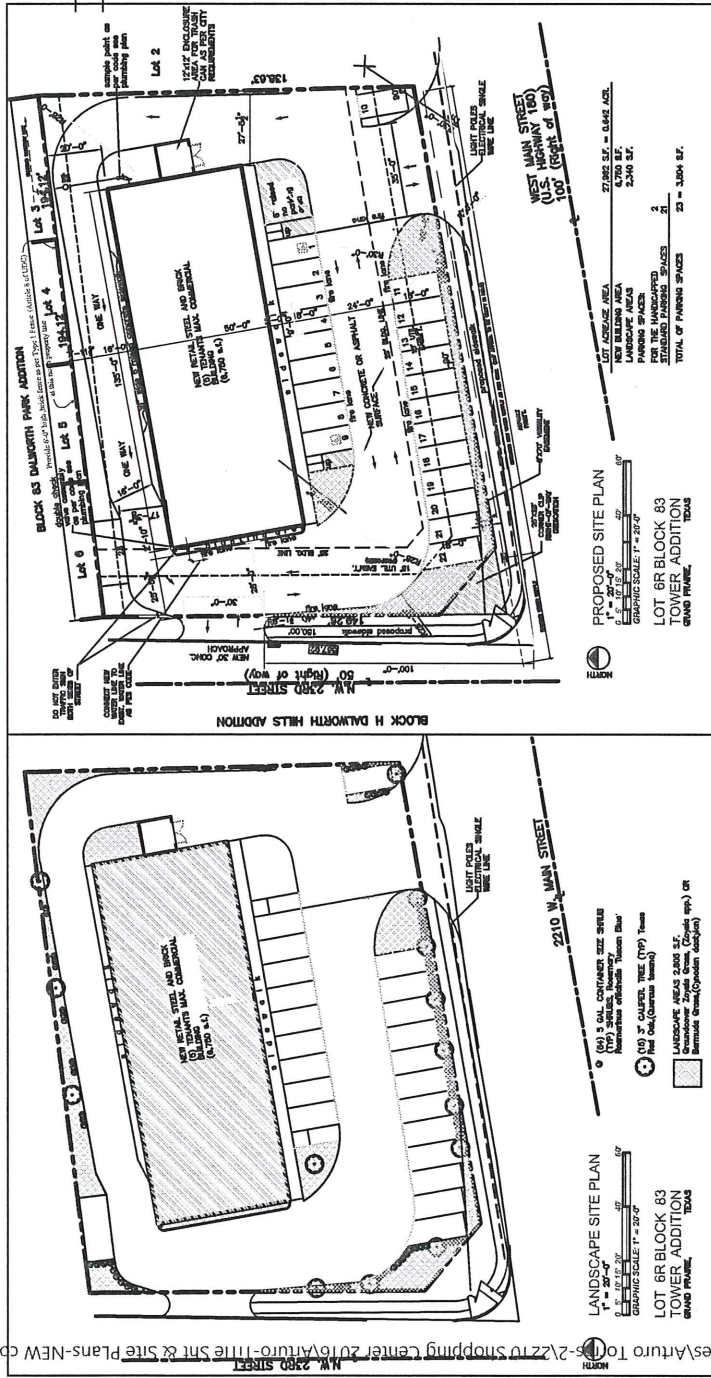
- IMPORTANT NOTES:**
- After examining the flood insurance rate map the property is located in Flood Zone X, which is an area of moderate flood hazard. The property is located in Flood Zone X, which is an area of moderate flood hazard. The property is located in Flood Zone X, which is an area of moderate flood hazard.
 - This site plan is based on the City of Grand Prairie's Flood Hazard Map, which is an area of moderate flood hazard. The property is located in Flood Zone X, which is an area of moderate flood hazard.
 - Setbacks will comply with all requirements of LDC.

PROPOSED SETBACKS:

SETBACK	REQUIRED	PROPOSED
FRONT SETBACK	25'-0"	65'-3"
REAR SETBACK	20'-0"	20'-0"
SIDE ADJACENT TO STREET	20'-0"	25'-3"
SIDE SETBACK INTERIOR	10'-0"	27'-3"

PROJECT LANDSCAPE DATA TABLE

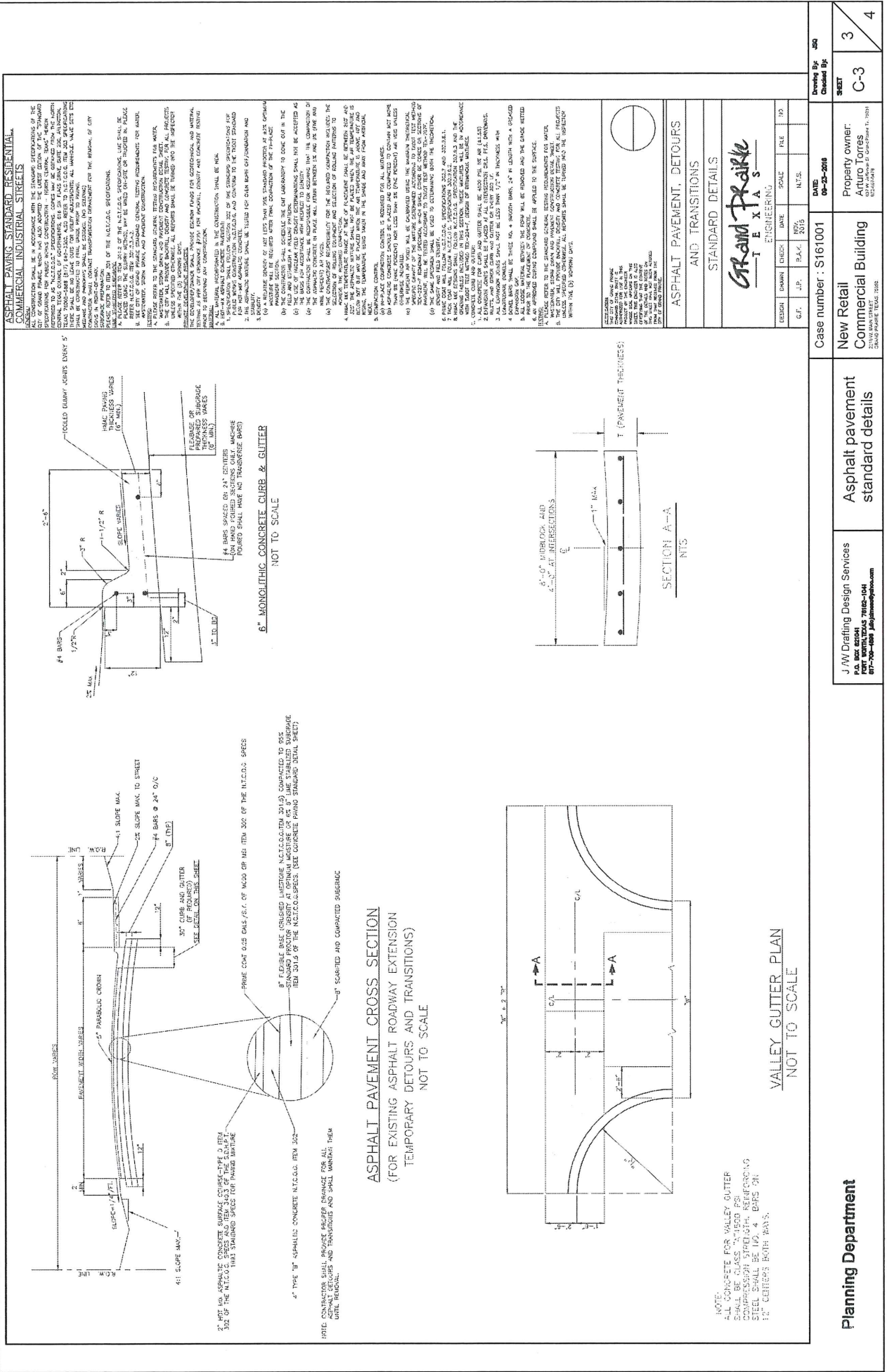
CATEGORY	LAND TYPE	LAND AREA	LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
GENERAL LANDSCAPE	NON RESIDENTIAL	27,282 S.F. = 0.62 AC.	MIN. 10% OF TOTAL LANDSCAPE SHALL BE PLANTED WITH TREES AND SHRUBS. PLANTINGS SHALL BE SPACED AT 10' ON CENTER.	27,282 S.F.	27,282 S.F.
TREES	LANDSCAPE AREA	2,728 S.F.	MIN. 10% OF TOTAL LANDSCAPE SHALL BE PLANTED WITH TREES AND SHRUBS. PLANTINGS SHALL BE SPACED AT 10' ON CENTER.	2,728 S.F.	2,728 S.F.
SHRUBS	LANDSCAPE AREA	2,728 S.F.	MIN. 10% OF TOTAL LANDSCAPE SHALL BE PLANTED WITH TREES AND SHRUBS. PLANTINGS SHALL BE SPACED AT 10' ON CENTER.	2,728 S.F.	2,728 S.F.
PLANT	LANDSCAPE AREA	2,728 S.F.	MIN. 10% OF TOTAL LANDSCAPE SHALL BE PLANTED WITH TREES AND SHRUBS. PLANTINGS SHALL BE SPACED AT 10' ON CENTER.	2,728 S.F.	2,728 S.F.

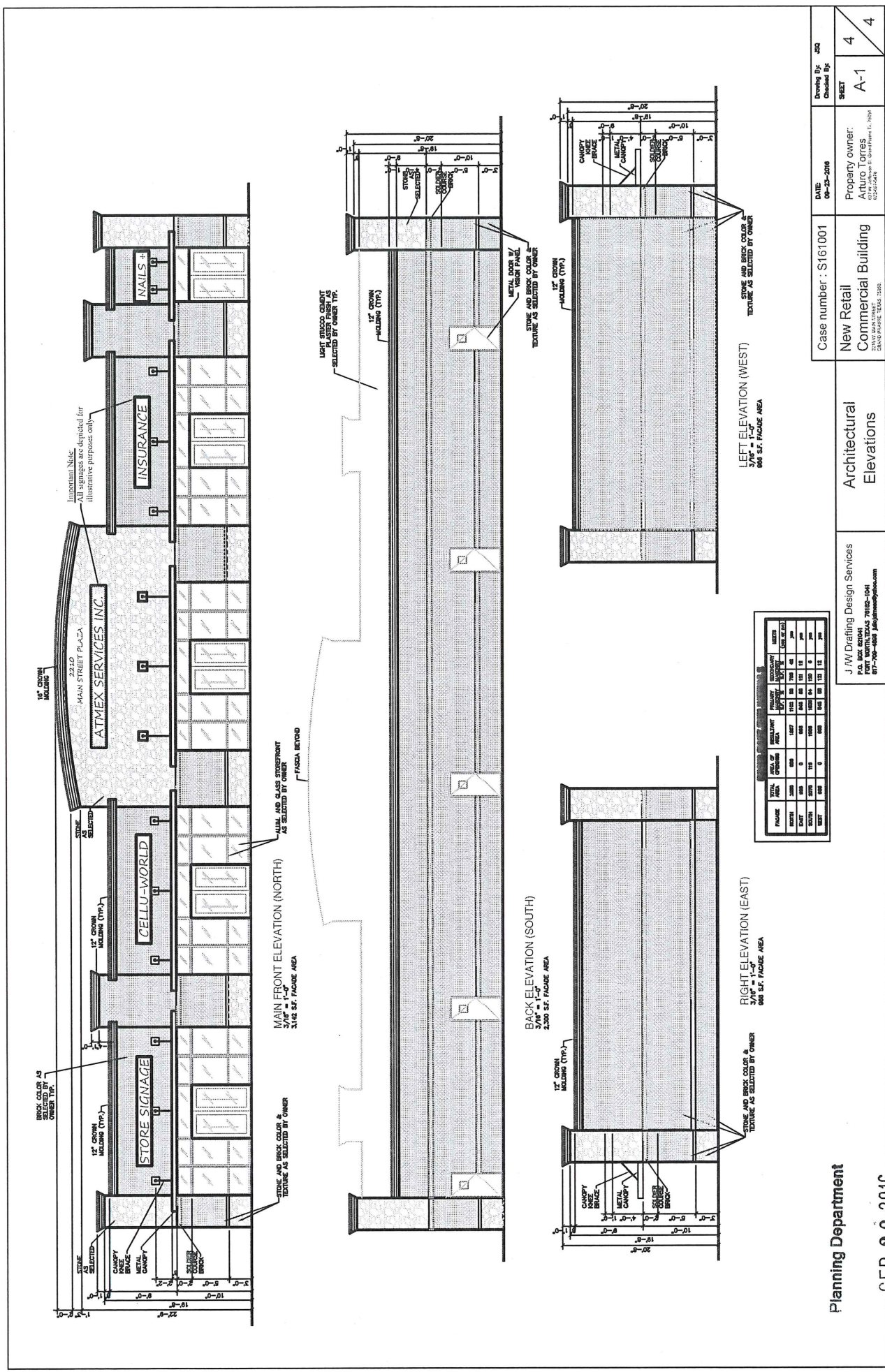


Case number: S161001	DATE: 09-25-2016	Drawn By: JWD
New Retail Commercial Building	Property owner: Arturo Torres	SHEET C-1
		1
		4

JWD Drafting Design Services	COVER SHEET, SITE PLAN, LANDSCAPE PLAN AND INDEX OF DRAWINGS
P.O. BOX 20044	
PORT WORTH, TEXAS 76164	
817-700-4046 jwd@jwdrafter.com	







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Architectural
Elevations

Case number : S161001
New Retail
Commercial Building

Property owner:
Arturo Torres
2210 Shopping Center
Fort Worth, Texas 76102

DATE: 09-25-2016
Drawing By: J20
Checked By: J20
SET: A-1
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