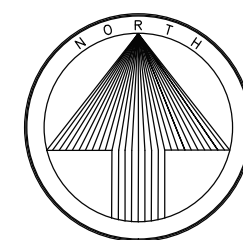


SITE DEVELOPMENT DATA - 2975 EAGLE DRIVE			
ZONING	LI - LIGHT INDUSTRIAL		
EXISTING USE	UNDEVELOPED		
PROPOSED USED	AUTO BODY & PAINT SHOP		
PROPOSED LOT AREA	REQUIRED	PROVIDED	
TOTAL LOT SIZE (ACRES)	0.34	2.00	
TOTAL LOT AREA (SQ. FT.)	15,000	87,120	
AREA REGULATIONS	(FEET)		
LOT WIDTH	100.00	465.11	
LOT DEPTH	150.00	187.31	
FRONT YARD SOUTH	25.00	35.00	ADJACENT TO EAGLE DRIVE
SIDE YARD WEST	10.00	10.00	ADJACENT TO LI
SIDE YARD EAST	10.00	10.00	ADJACENT TO LI
REAR YARD NORTH	0.00	9.81	ADJACENT TO LI
IMPACT ZONE			NORTH
LOT DENSITY	AREA (SF)	AREA (%)	
TOTAL	87,120	100%	
BUILDING COVERAGE	18,100	20.8%	
FLATWORK	3,518	4.0%	
PAVING (PARKING LOT)	41,527	47.6%	
LANDSCAPE AREA	17,988	20.6%	
OPEN SPACE	6,098	7.0%	
BUILDING HEIGHT	MAXIMUM	PROVIDED	
MAIN BUILDING	50 FEET	25 FEET	
OFF-STREET PARKING OPTIONS	FORMULA	REQUIRED	PROVIDED
AUTOMOTIVE REPAIR	1 SP/400 SF BLDG. AREA	46	95
VAN / ACCESSIBLE PARKING SPACES	1/25 SPACES	2	2
			NOTE: 49 ADDITIONAL REPAIR STORAGE SPACES PROVIDED



SITE PLAN

SCALE: 1" = 30'

GENERAL DEVELOPMENT NOTES

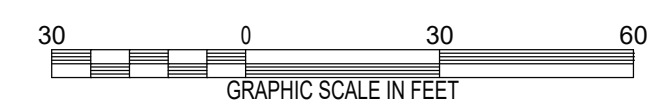
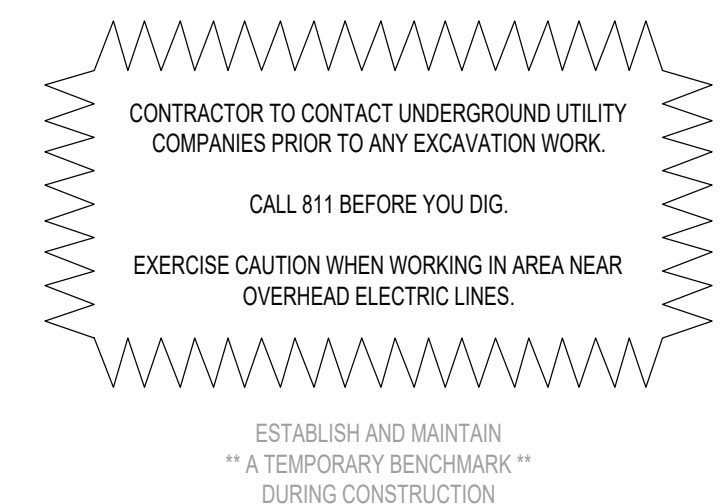
1. THE CITY IS TO BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
2. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND INSPECTION OF WORK BY THE CITY (OR ITS DESIGNATED ENGINEERING REPRESENTATIVE).
3. NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH ATTACH ANY HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY OR WATER COOPERATIVE UNLESS DULY AUTHORIZED TO DO SO.
4. ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY OR APPLICABLE WATER COOPERATIVE.
5. ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
6. ALL BORES UNDER EXISTING STREETS OR ALLEYS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPES UNLESS OPEN CUTTING OF THE STREET IS PERMITTED. ENDS OF STEEL CARRIER PIPE TO BE SEALED WITH GROUT OR APPROVED RUBBER BOOT.
7. THERE WILL BE NO EXTRA PAY ITEMS FOR PLUGGING EXISTING AND PROPOSED RCPs AND SEWER LINES THAT HAVE BEEN LOCATED AND SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES FOUND DURING CONSTRUCTION TO FIT THE FINISHED PAVING AND SHOULDERS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK. THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
11. OUTDOOR STORAGE AND REFUSE DISPOSAL SHALL BE LANDSCAPED AND SCREENED FROM VIEW
12. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE AND VISUAL IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
13. A SIGN PERMIT MAY BE REQUIRED FOR ANY PROPOSED SIGNS. CONTACT AHJ FOR MORE INFORMATION.
14. THE CONTRACTOR SHALL MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS.

FEMA NOTES

FEMA FIRM REFERENCE #48439C0360K, (G.P. COMMUNITY # 4857420360) TARRANT COUNTY, FLOOD ZONE X, EFFECTIVE MAP DATE: SEPTEMBER 25, 2009.

OWNER:
SAM AMER
3015 EAGLE DRIVE #600
GRAND PRAIRIE, TX 75052

ENGINEER:
JESSICA KILGORE
3825 W GREEN OAKS BLVD STE 200
ARLINGTON, TX 76016
(817)653-4122 OFFICE
TX REGISTERED ENG.
FIRM NO. 16469



<div>NOT FOR CONSTRUCTION</div> <div>PRELIMINARY</div> <div>DESIGN CONCEPT ONLY</div>	SITE PLAN		C1	
	CHAMPION COLLISION REPAIR CENTER 2975 EAGLE DRIVE GRAND PRAIRIE, TX 75052			
	AME ENGINEERING INC. 3825 W. GREEN OAKS BLVD STE 200 ARLINGTON, TX 76016 PH (817)653-4122			
	DESIGN	DRAWN	DATE	SCALE
	JKK	MH	7/21/2017	1"-30'
CASE NUMBER: SU170904 / S170904				