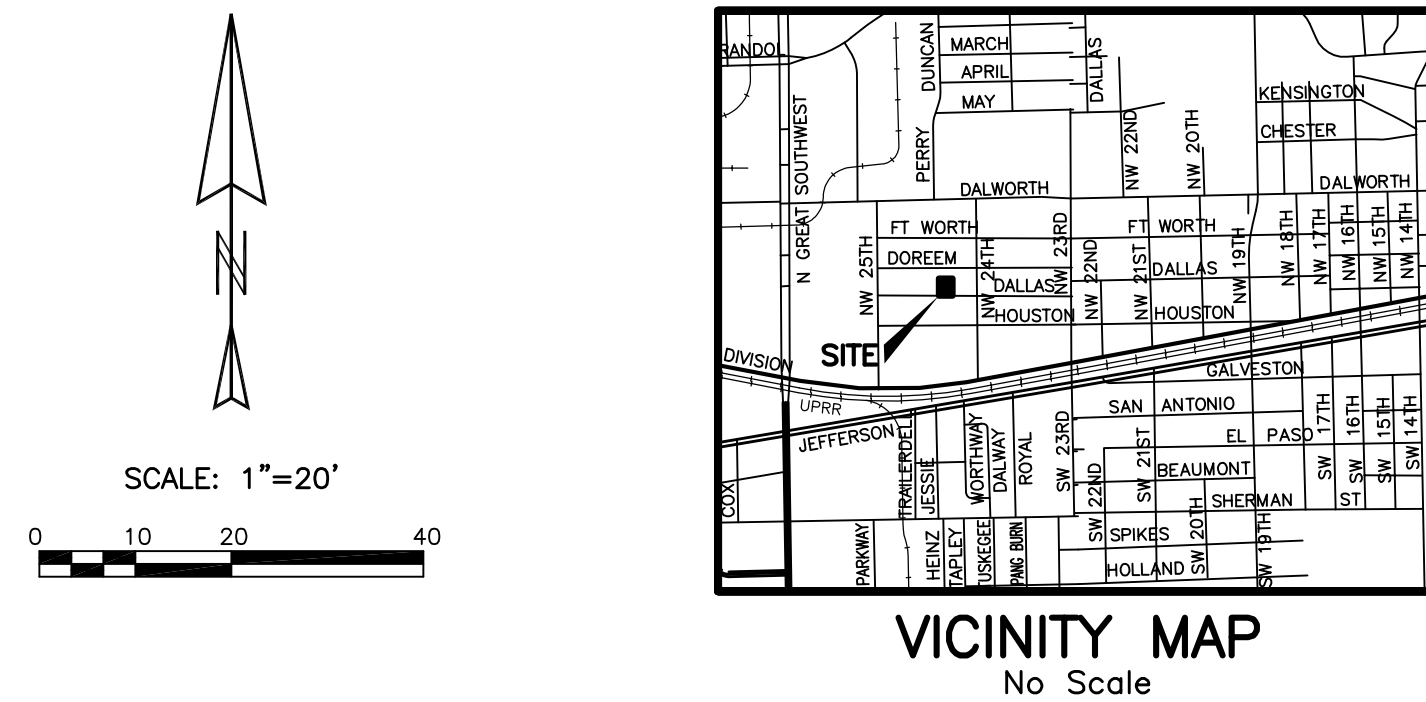




SITE ACREAGE - 0.305 ACRES OR 13,300 S.F.
BUILDING - 4510 S.F.
RATIO- $\frac{13,300}{4510} = \frac{2.96}{1}$

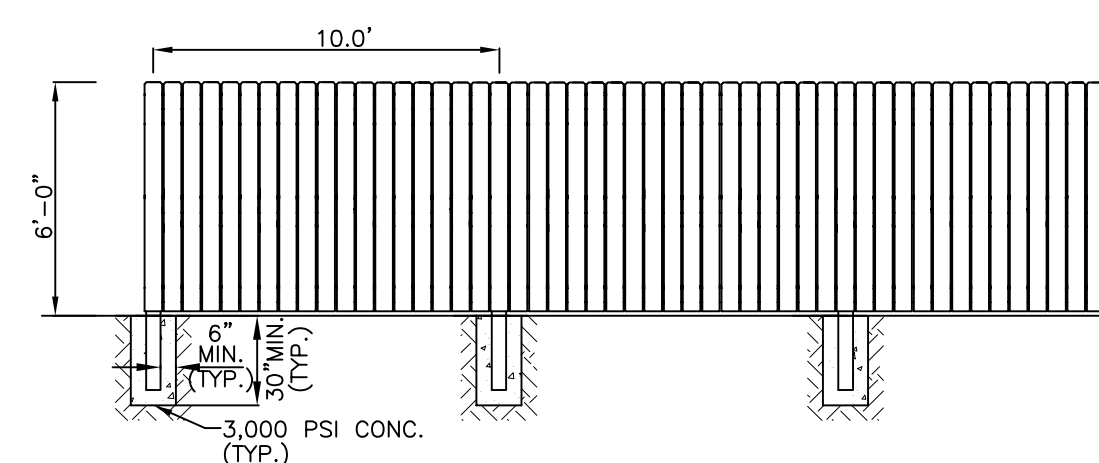
PARKING DATA:
SPACES REQUIRED = 5
SPACES PROVIDED = 5+1 HANDICAP

LANDSCAPE REQUIRED = 532 S.F. (4% OF 13,300)
LANDSCAPE PROVIDED = 950 S.F.

 = 3" CALIPER RED OAKS (3 PROVIDED AS SHOWN)

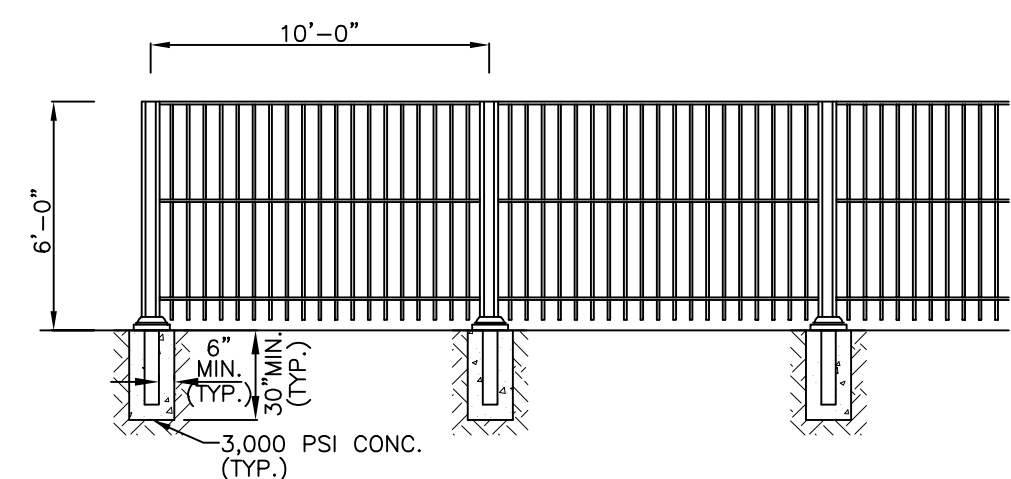
 = RED TIPPED PHOTINIA
 (20 EACH @ 3' SPACING BEHIND
 WROUGHT IRON FENCE)

 = FLOW ARROWS

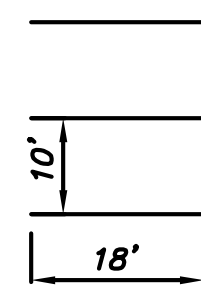


6' WOOD FENCE DETAIL
N.T.S.

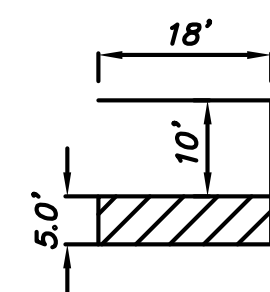
NOTE: RUNNERS TO BE ON INSIDE OF PROPERTY



6' WROUGHT IRON FENCE DETAIL



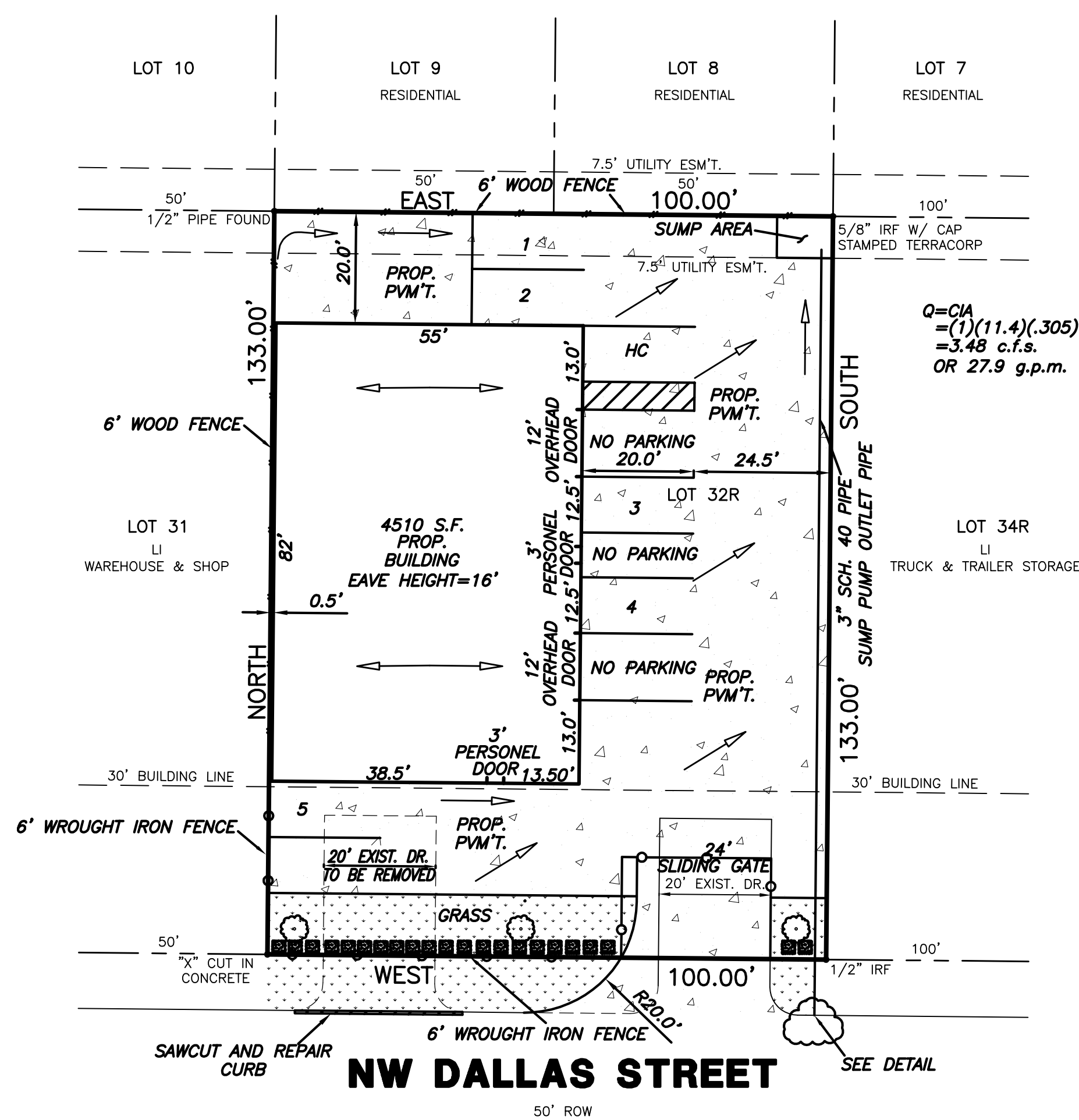
TYPICAL PARKING SPACES



**HANDICAP
SPACE**

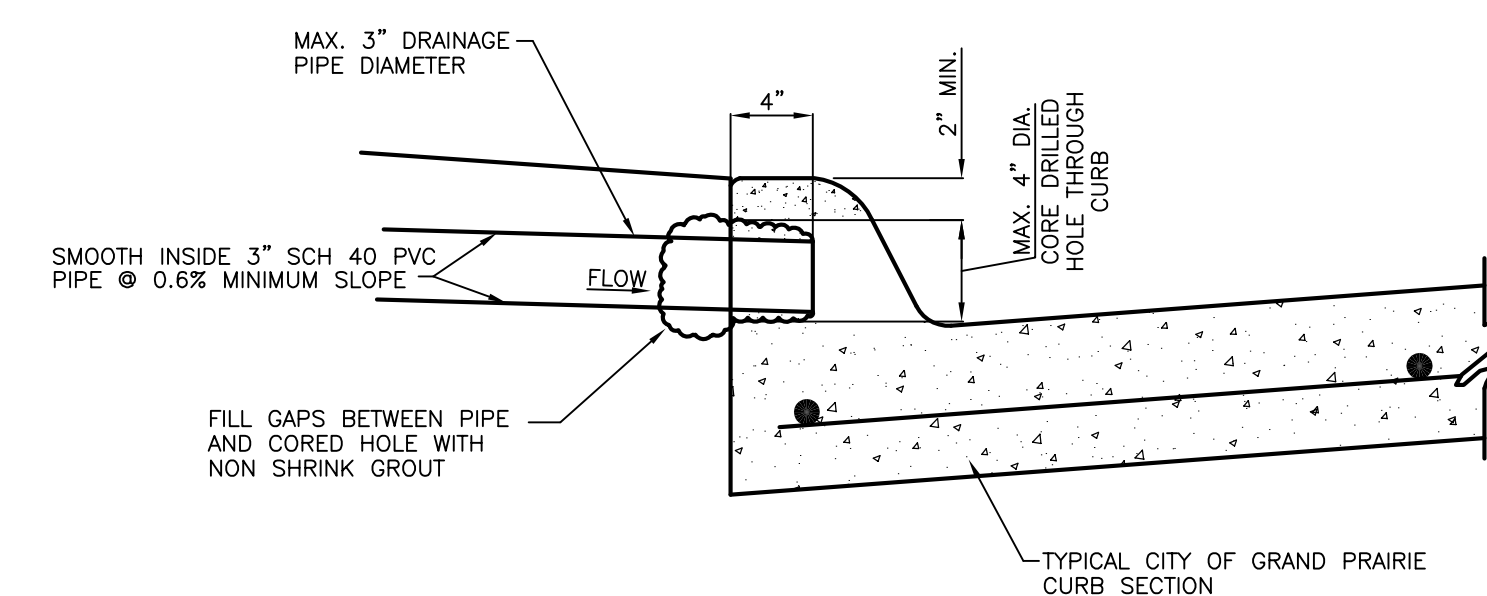
ZONING

LIGHT INDUSTRIAL (LI) DISTRICT



CONCRETE:
6" 4,000 psi CONCRETE W/ #3 BARS ON 24" CENTERS BOTH WAYS

DRIVEWAY CONCRETE:
6" 4,000 psi CONCRETE W/ #4 BARS ON 24" CENTERS BOTH WAYS



YARD DRAIN THROUGH CURB DETAIL

N.T.S.

NOTES:

1. PROVIDE ROLL-AWAY TYPE DUMPSTER
2. ALL CONCRETE PAVING DONE ON SITE WILL MEET UNIFORM DEVELOPMENT CODE MINIMUM REQUIREMENTS
3. NO GRADES LESS THAN 1% OR GREATER THAN 25% (4:1) ALLOWED.
4. EXISTING DRIVEWAY TO REMAIN AND RECONFIGURE

OWNER:
2417 N.W. DALLAS ST., LLC
PAUL UPCHURCH
2417 NW DALLAS ST
GRAND PRAIRIE, TEXAS
(972) 263-6906
(972) 263-5836 FAX

ENGINEER:
E.D. HILL
209 SKYE LN.
MIDLOTHIAN, TEXAS 76065
(972) 571-5294 OFFICE
TX. REGISTERED ENG.
FIRM NO. F-2474

S170901

SITE PLAN

LOT 32R, BLOCK 3
DALWORTH HILLS SUBDIVISION
GRAND PRAIRIE, TEXAS

E.D. HILL & ASSOCIATES
209 SKYE LN.
MIDLOTHIAN, TEXAS 76065 PH (972) 571-5294

TX. REGISTERED ENG.
FIRM NO. F-2474

DESIGN	DRAWN	DATE	SCALE
EDH	RWS	JUNE 2017	1"=20'