

LOTS 7-16, BLOCK S  
ORIGINAL TOWN OF GRAND PRAIRIE  
INT. 201300318380, D.R.D.C.T.

OFFICE/RETAIL  
Zoning: CA



0 10 20  
Scale: 1"=10'



VICINITY MAP  
(NTS)

PURPOSE STATEMENT:

The property owner is planning to remodel the existing one-story brick building (3,970 sq. ft.) on this site for Insurance Office & General Retail usage.

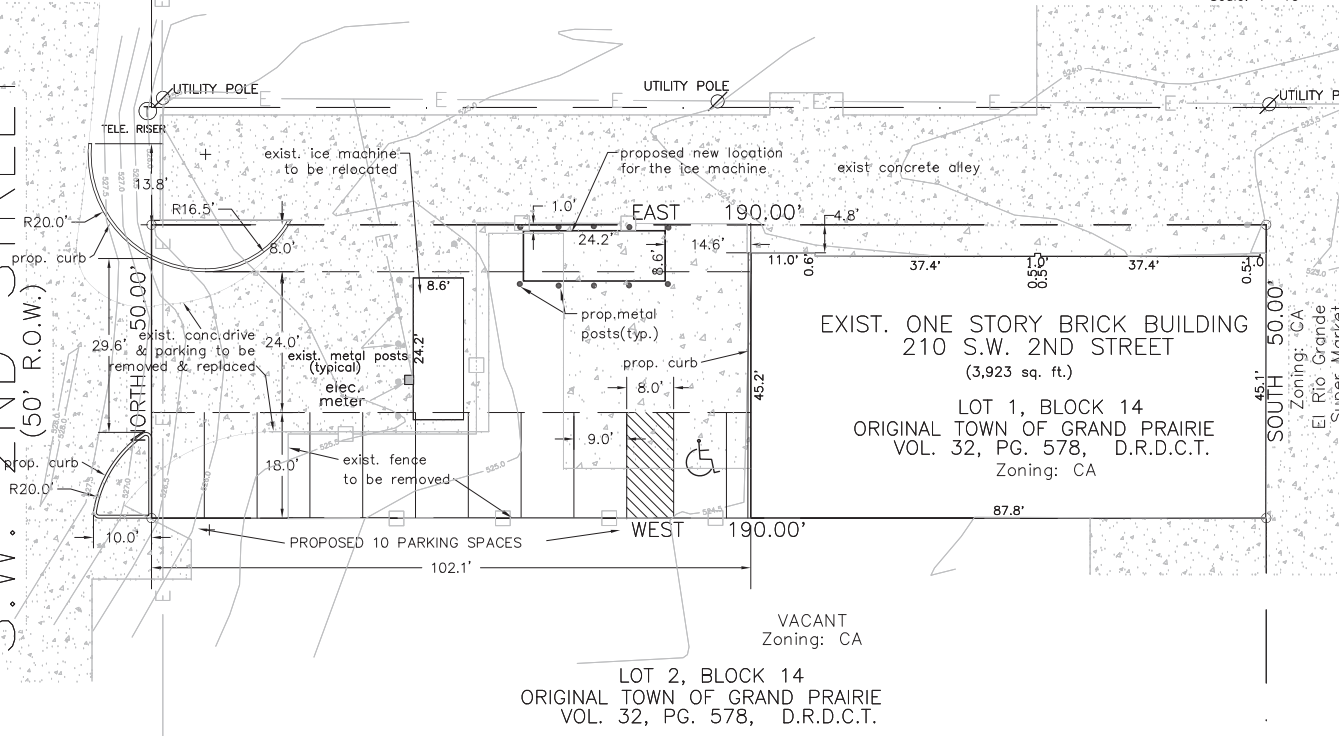
The purpose for the site plan is to relocate the self-serve ice machine, reconfigure parking and the driveway to accommodate the proposed Insurance Office & General Retail spaces in the existing building.

SITE DATA TABLE				
OWNER/DEVELOPER	NAME	DFW 2005 INC. Muhammed Polani - Vice President		
	ADDRESS	3645 Capstone Ln, Plano TX 75074		
	PHONE	214-334-8165		
	EMAIL	mopolani@dfw2005.com		
SITE	LOT FRONT	90 LF		
	LOT DEPTH	150 LF		
	LOT AREA	0.2181 AC / 9,500 SF		
ZONING	CA - CENTRAL AREA			
	FRONT	0'		
SETBACK	REAR	0'		
	SIDE	0'		
LANDSCAPING	REQUIREMENT	QUANTITY REQUIRED	QUANTITY PROVIDED	
		Exemptions - Article 8.3.3.5	NA	NA
PARKING	REQUIREMENT	QUANTITY REQUIRED	QUANTITY PROVIDED	
	GENERAL OFFICE (1,984 SF)	1 SPACE PER 375 SF	5	4
	GENERAL RETAIL (1,985 SF)	1 SPACE PER 275 SF	7	5
	HANDICAP PARKING	1 HC SPACE REQUIRED FOR 1-25 SPACES PROVIDED	1	1
TOTAL			13	10



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S.W. 2ND STREET  
(50' R.O.W.)



Site shall comply with and/or exceed Central Business Overlay Corridor District standards.

NOTE: The subject property is not located within the 100 year floodplain per FIRM Panel# 435 of 725, Map No. 48113C0435L, dated July 7, 2014

ALL PAVING MUST COMPLY WITH UDC STANDARDS

BENCHMARK  
GPS MONUMENT NO. 55 (COGGP555)

Brass cap located on the east side of Center Street, 100+/- feet south from the intersection of S. H. 180, 52 feet west of fast food building and 7.5 feet south from, light pole. MAPS00 51H Elevation 528.42 ft.

SITE PLAN

OFFICE DEVELOPMENTS AT 210 SW 2ND STREET

LOT 1, BLOCK 14 ORINAL TOWNSITE OF  
GRAND PRAIRIE ADDITION, GRAND PRAIRIE, TEXAS

Henry Nguyen Consulting, LLC  
1330 Glenfield Ave  
Dallas, Texas 75224 PH (214) 773-4075

DESIGN	DRAWN	DATE	SCALE
HNC	HNC	MARCH 2018	1" = 10'

S180403