BEING a tract of land comprised of LOTS 4 – 8, BLOCK L, of the TWIN AIRPORTS ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 4, Page 309 of the Map Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows.

BEGINNING at the Northwest corner of said LOT 4, BLOCK L, said point being a distance of 75.00 feet North 86° 12' 11" East from the intersection of the East Right-of-Way line of INDUSTRIAL AVENUE, a 50' R.O.W. with the South Right-of-Way line of AIRPORT STREET, a 50' R.O.W.;

THENCE North 86° 12' 11" East, with the North Right-of-Way line of said AIRPORT STREET, with LOTS 4, 5, 6, 7 & 8 a distance of 125.00 feet to the Northeast corner of Said LOT 8, BLOCK L;

THENCE South, with the East line of said LOT 8 a distance of 140.00 feet to the Southeast Corner of said LOT 8, BLOCK L;

THENCE South 86° 12' 11" West, with the South line of said LOT 8, and continuing with LOTS 7, 6, 5 & 4, BLOCK L, a distance of 125.00 feet to the Southwest corner of said LOT 4;

THENCE North along the West line of said LOT 4, a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.4008 acres of land.

SITE AREA 17,461 S.F. = 0.4008 ACRES
CURRENT ZONING IS LI. – LS.

PROPOSED METAL BUILDING 4,800 S.F.

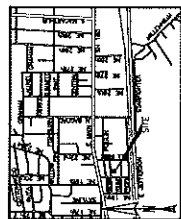PARKING REQUIRED AUTOMOTIVE USES 1 SPACE PER 400 S.F.
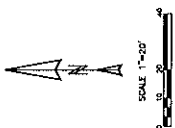PARKING REQUIRED = 4800/400 = 12 SPACES
PARKING PROVIDED = 21 SPACES

THE DUMPSTER WILL BE PORTABLE AND ON CASTERS

NO LANDSCAPING IS REQUIRED IN ZONING DISTRICT LI–LS

ACCORDING TO F.E.M.A. FIRM MAP NO 48113C0445L DATED JULY 7, 2014
THIS PROPERTY IS IN ZONE X AND IS OUTSIDE THE 100 YEAR FLOOD PLAIN.

SITE PLAN
HEAVY MECHANIC WORK
AND AUTO BODY REPAIR
2011 AIRPORT STREET

CASE NO. SU160506/S160502

Planning Department

JUN 01 2016

Received

VICINITY MAP
No Scale

SCALE 1"=20'

12' X 12' DUMPSTER PAD
WITH 6' SCREENING FENCE
AND GATE

PROPOSED 6' METAL R PANEL FENCE

PROPOSED 6' METAL R PANEL FENCE

PROPOSED 6' METAL R PANEL FENCE

PROPOSED 6' METAL R PANEL FENCE

EXISTING 6' WOOD FENCE

AIRPORT STREET
50' ROW

AIRPORT STREET

SOUTH 140.00'
NORTH 140.00'
N 86°12'11" E   125.00'
S 86°12'11" W

4800 S.F. PROPOSED BUILDING

REINFORCED CONCRETE PAVEMENT

SWING GATE

LOT 1
LOT 2
LOT 3
LOT 9
LOT 10
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38

HC

OWNER:
BILLY SUGGS
414 SAN PEDRO
GRAND PRAIRIE, TX 75051
214-926-9564

AGENT:
ANGELO CHOKAS
CHOKAS PMD GROUP
101 N.W. 8TH STREET
GRAND PRAIRIE, TX 75050
214-460-2728