

Exhibit B - Site Plan

Project Address:

2410 Brady Lane Grand Prairie, TX 75052

Scope of Project:

Institutional Use to Retail/Service Use
Dental clinic to become child care facility (daycare).



PARKING				
USE: RETAIL/SERVICE				
DAY CARE, KINDERGARTEN, OR ORPHANAGE				
REQUIRED:				
ONE (1) SPACE PER 10 PUPILS PLUS ONE (1) SPACE PER EMPLOYEE				
PUPILS:		80		
		80/10 = 8 SPACES		
EMPLOYEES:		8		
		= 8 SPACES		
TOTAL:				16 SPACES
SPACES:				
8'-0" x 10'-0"	0			
9'-0" x 10'-0"		16		
9'-0" x 24'-0" (PARALLEL)			0	
8'-0" x 10'-0" (ADA)				0
TOTAL:				16 SPACES

PROJECT LEGAL DESCRIPTION:	
LOT 11B	SHARPSTON HEIGHTS 2 LT 11B GENERAL RETAIL DISTRICT (GR)
LOT 11	SHARPSTON HEIGHTS 2 BLK 1 SE PT LT 11 ACS 0.307 GENERAL RETAIL DISTRICT (GR)

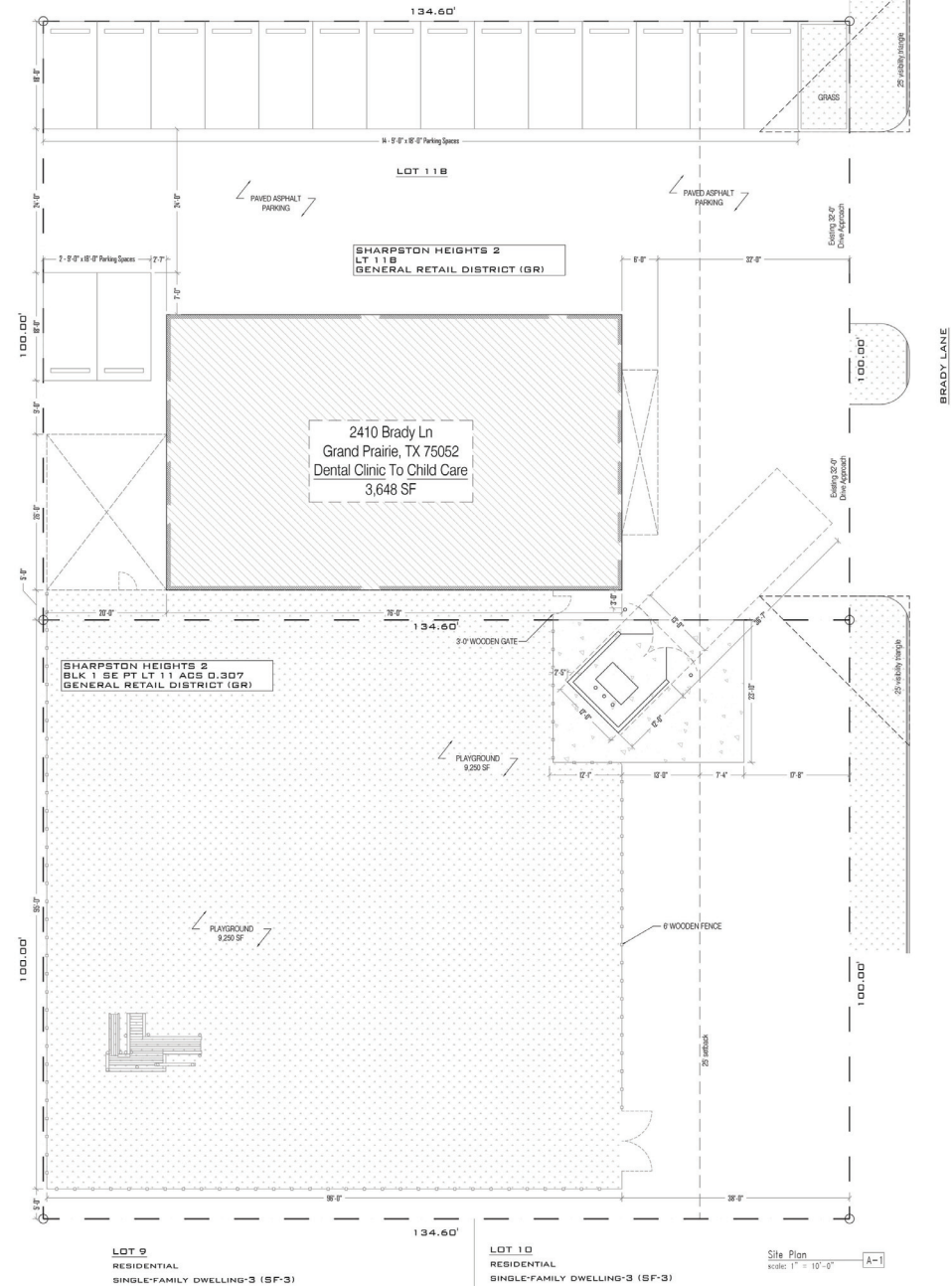
FEMA INFO:	FIRM NO: 48113C0435L effective on 07/07/2014
	CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS
	ZONE X - FLOOD ZONE

PUPIL CAPACITY
USABLE SPACE: 2,676 SF
RATIO - SF TO PUPIL: 1 PUPIL / 30 SF
2,676 SF / 30 SF = 89.2 PUPILS

PUPILAGE	TEACH. TO PUPIL	# of PUPILS	TOTAL
6 w - 11 mo	1 per 4	4	1
12 mo - 17 mo	1 per 5	10	2
18 mo - 23 mo	1 per 9	9	1
2 yr	1 per 11	11	1
3 yr	1 per 15	28	2
4 yr	1 per 18	18	1
TOTAL		80	8

EXHIBIT B

LOT 11R
RETAIL/SERVICE
GENERAL RETAIL DISTRICT (GR)



Revisions:

2410 BRADY LANE
GRAND PRAIRIE, TX
75052

CASE NUMBER:
SU180701/S180701

Scale:	1"=0' = 10'-0"
Date:	06.14.2018
Sheet:	
SITE PLAN	

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