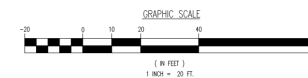
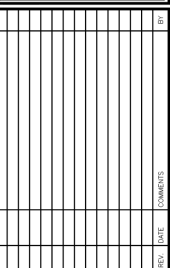
[illegible]

	PD-36A/C	PROPOSED
TOTAL SITE AREA	1.04 AC	
ZONING (PER PD-36A)	C - COMMERCIAL	
MINIMUM SETBACK		
FRONT	25 FT	74
REAR	0 FT	10.10
SIDE	10 FT (BUILDING HEIGHT < 25 FT)	27
MINIMUM HEIGHT	25 FT	24
MINIMUM FILL	0.5 : 1	0.06
MINIMUM REQUIRED LANDSCAPING	5.0%	26.8
NUMBER OF PARKING SPACES REQUIRED	1 PER 400 SF = 8	
NUMBER OF ADA SPACES REQUIRED (REGULAR/VAN)	1	

[illegible]

CASE NUMBER SU 190401/S19041



CONSTRUCTION CHECK	DATE	CONSTRUCTION CHECK	DATE
7-ELEVEN PROJECT: PROPOSED 7-ELEVEN CONVENIENCE STORE & FUELING STATION LOT 4, BLOCK A CROSSING PHASE 1 GRAND PRAIRIE, DALLAS COUNTY, TEXAS EPIC EAST TOWNE CROSSING PHASE 1			



**DYNAMIC
ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

1301 Central Expressway South
Suite 210, Allen, TX 75013

T: 972.324.2100

Additional offices conveniently located at:

- Lake Como, New Jersey • T: 732.874.5119
- Chesler, New Jersey • T: 908.879.5229
- Toms River, New Jersey • T: 732.874.3198
- Newtown, Pennsylvania • T: 267.685.0276
- Houston, Texas • T: 281.781.8400
- Austin, Texas • T: 512.644.2446
- Delray Beach, Florida • T: 561.825.8570

Texas Registered Engineering Firm No. F-13660
www.dynamiccc.com

PRELIMINARY PLAN
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
AND MARKUP UNDER THE
AUTHORITY OF 40 C.F.R. 15.106
STATE LICENSE NUMBER 119186
ON THIS DOCUMENT
IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES

KYLE A. VRLA

PROFESSIONAL ENGINEER
TEXAS LICENSE No. 119166

TITLE:

SITE PLAN

SCALE: (H) 1"=20'	DATE: 02/14/19	DRAWN BY: EIM	DESIGNED BY: KAV
-------------------	----------------	---------------	------------------

PROJECT No:	CHECKED BY:
2678-99-004	KAV

SHEET No: 01

01 OF 01 01