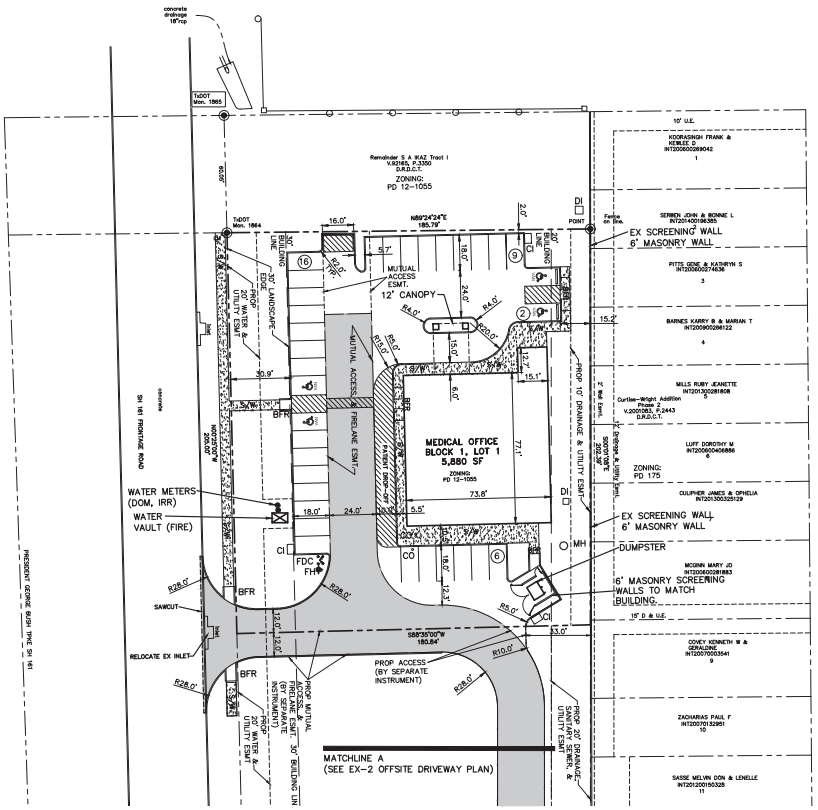

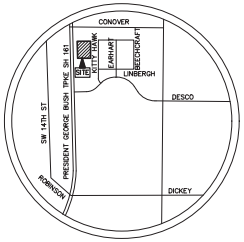

VICINITY MAP
NTS

N

0 30 60
GRAPHIC SCALE
1"=30'

LEGEND

	PROPOSED CURB
	EXISTING CONCRETE
	PROPOSED FIRE LANE
	PROPOSED SIDEWALK
BFR	BARRIER FREE RAMP
CI	CURB INLET
CO	CLEANOUT
DI	DROP INLET
FDC	FIRE DEPT. CONNECITON
FH	FIRE HYDRANT
LS	LANDSCAPE
MH	MANHOLE
S/W	SIDEWALK
(1)	PARKING SPACES (9'X18')

NOTES:
1. SITE SHALL COMPLY WITH AND/OR EXCEED STATE HIGHWAY 161 OVERLAY CORRIDOR DISTRICT STANDARDS.
2. ALL DIMENSIONS ARE FACE OF CURB UNLESS NOTED.
3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48439C0360K, DATED 7/7/2017 IN DALLAS COUNTY.

SITE DATA TABLE

Existing Zoning	PD 12-1055
Proposed Use	Medical Office
Lot Area	0.86 AC/37,336 SF
Building Area	5,880 SF
Building Height	34'-0"
Canopy Height	12'-0"
Floor Area Ratio	15.7%
Landscaping:	
Area	11,124 SF
Percent	29.8%
Parking Ratios:	
1:200 SF	30
Parking Provided	33 (Including 4 handicap)

S171203

SITE PLAN

NATITEX BLOCK 1, LOT 1

DISABILITY DENTAL SERVICES

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TX

Z PROFESSIONAL SERVICES
F-10810
1111 S. Main Street, Suite 129
Grapevine, Texas 76051
(817) 865-5029

DATE	11/28/2017
DESIGER	JLS
JOB NO	ZP17115
SHEET	EX-1

OWNER:
NATITEX LTD. PS
1615 W. ABRAMS STREET, SUITE 201
ARLINGTON, TX 76013

DEVELOPER:
REALTY APPRECIATION
1615 WEST ABRAM STREET
ARLINGTON, TX 76013
(817) 861-8442

ARCHITECT:
CALLAWAY ARCHITECTURE
1207 HAMPSHIRE LN #105
RICHARDSON, TX 75080
PH: 214-368-2525

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