





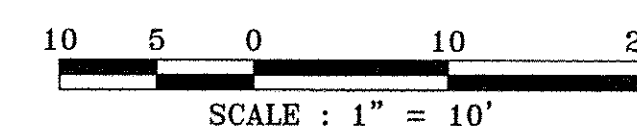


**CAUTION!!!**  
UNDERGROUND TELEPHONE CABLE AND  
OVERHEAD ELECTRIC IN AREA. CONTRACTOR  
TO VERIFY EXACT LOCATION AND DEPTH  
PRIOR TO CONSTRUCTION.

	POWER POLE
	EXISTING FIRE HYDRANT
	CONCRETE WALK
	PROPOSED BUILDING
	ADA RAMP
	TRAFFIC FLOW DIRECTION



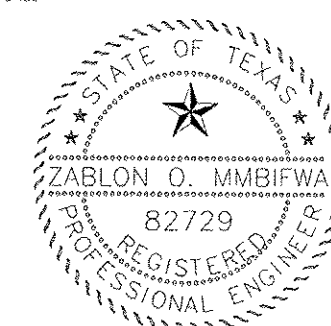
FIRM REGISTRATION #: F-3421

GRAND PRAIRIE, TEXAS 76053

LOT 3 BLOCK 1

### REVISION HISTORY

REVISION LEVEL	ISSUE NAME	ISSUE DATE
PROFESSIONAL SEALS		



DRAWN BY	CHECKED BY
ZJM	ZJM
PROJECT NUMBER	PROJECT ABBREVIATION
10-143D	GRAND PRAIRIE
ISSUED	CURRENT DOCUMENTATION STATUS
MAY 17, 2012	SITE PLAN REVIEW
FILE NAME	

DRAWING NUMBER

MONUMENT NO. 56  
STANDARD U.S.C. & G.S BRASS DISC SET IN CONCRETE FOOTING MARKED "X 910" LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST  
14TH STREET AND JEFFERSON STREET. 81 FEET EAST OF EDGE OF PAVING AND 51 FEET NORTH FROM THE BACK OF CURB. MAPSCO 51A-F. ELEV = 506.272'

CAUTION!!!  
CONTACT 72 HOURS PRIOR TO CONSTRUCTION.  
CITY OF GRAND PRAIRIE: 972-237-8413  
ONCOR ELECTRIC: 214-554-1414  
ONCOR GAS : 1-800-344-8377  
AT&T TELEPHONE: 1-800-252-1133  
TEXAS ONE CALL SYSTEM: 1-800-245-4545

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS, MATERIALS, AND SPECIFICATIONS.

PARKING TABULATION	
NEW PARKING SPACES	16
ADA PARKING SPACES	2
TOTAL PARKING SPACES	18

PROJECT DATA		
PROJECT ZONING	COMMERCIAL	
LAND AREA: GROSS:	14,898 SF	
LESS DEDICATION:	3,395 SF	
NET:	11,503 SF	
BUILDING AREA	4,613 SF	
	REQUIRED	PROVIDED
BUILDING COVERAGE		18%
STREETYARD LANDSCAPE		
PACIFIC AVENUE	10%	15%
SE 9TH STREET	10%	20%
PARKING SPACES (1 SP/275 SF) = 4,613/275 = 17	17	18
H.C. PARKING SPACES	2	2
IMPERVIOUS COVERAGE:	6,920 SF	
LOT COVERAGE:	60.16%	

