

SITE DATA TABLE

EXISTING ZONING PROPOSED USE LAND AREA

AUTO SALES RETAIL (USED) 0.55 acres 24,000 sf 0.04 acres 1,798 sf

"C" COMMERCIAL

TOTAL PARKING REQUIRED
(1@400 sf) OF FLOOR AREA
1,798sf /400 4.5 >> 5 SPACES

OTAL PARKING PROVIDED 5 SPACES (PER CODE (CCESSIBLE PARKING PROVIDED: 1 SPACE (INCL.)

ANDSCAPE PERCENTAGE (UDC ARTICLE 8 SEC 8.5.2 5% x 24,000 = 1,200 sf 9% = 2,160 sf PROVIDED

ETBACKS (UDC ARTICLE 6 TABLE 6D) 25 ft 0 ft 10 ft (BUILDING HEIGHT <25 ft)

SPECIAL NOTES:

ADJITONAL REQUIREMENTS THAT HAVE NOT BEEN ADDRESSED NOUDDE BIT NOT HAMTED TO.

1. APPLICATION FOR A. SUP PERMIT, ZONE "C" AUTO SALES RETAIL (USED) PER RT. 4. SECTION 1.4 TO BE FILED BY LESSEE OF PREMISES.

2. PER SUP REQUIREMENTS, ADDITIONAL DEVELOPMENT PLANS MAY

PER SUP REQUIREMENTS, ADDITIONAL DEVELOPMENT PLANS MAY BE REQUIRED (LE: PANING PLAN, REOSIGNO CONTROL PLAN, DEMOLITION PLAN ETC.), PROPERTY OWNER MAY BE REQUIRED TO REGISTER THIS LAND DEVELOPMENT (SITE IMPROVEMENTS) WITH THE TEXAS DEPARTMENT LICENSURE AND REQUIATIONS (TOLPS). A SEPARATE PERMIT FOR A NEW "MONUMENT SIGN" MAY BE REQUIRED.

TOPO REF:

ON GITE: FRALE PLAT (BIGLUORIS 0.5 % CONTIDURS)
KEETON SURVEYING COMPANY
2027 DALWORTH ST. 75651 GRAND PRAIRIE TX
PHONE: 972-041-0843
DATE: 244-pt7
OFF-SITE: CITY OF GRAND PRAIRIE 2009 1 % CONTIDURS

NOTE:

SITE LIGHTING WILL BE WITH " WALL PACKS" ON EXISTING BUILDING

NOTE ADDED JUN 07, 2018

FLOOD INSURANCE RATE MAP (FIRM) NOTE:

SURVEYOR EXAMINED THE FIRM FOR THE CITY OF GRAND PRAIRE, DALLAS COUNTY TEXAS, COMMUNITY PAREL NO. 40130645, DUTTH IS, MAY ETCOTHE OME 070707/2014. AND PAREL NO. 48130315, SUFFIX K, MAP EFFECTIVE DATE 07014, ZONE "X. ACCORDING TO THE SURVEYOR EXAMINATION TI APPEARS THAT NO PART OF THE SUBJECT PROPERTY LINES IN ANY SPECUAL FLOOD

THE SUBJECT PROFESSIONAL
HAZARD AREA". OT 105-R BURBANK GARDENS ADDITION
PREPARED BY: KECTON SURVEYING COMPANY
GRAND PRAIRE TX 75051
DATE: 06/28/2017







VICINITY MAP

LEGEND	
←	GUY WIRE OR DOWN GUY
Ø	LIGHT POLE - LP
Ø	POWER POLE - PP
—ое——	OVERHEAD ELECTRIC LINE
-00-	IRON WROUGHT FENCE
-0-0-	METAL FENCE
- ◇◇	CHAIN LINK FENCE
//-	WOOD FENCE
\Rightarrow	EXISTING DIRECTION OF TRAFFIC
mb.	PROPOSED DIRECTION OF TRAFFIC
-GAS	GAS LINE
S	SANITARY SEWER MANHOLE
—ss—	SANITARY SEWER LINE
0	STORM DRAIN MANHOLE
	TELEPHONE BOX
OT	OVERHEAD TELEPHONE LINE
П	TELEPHONE PEDESTAL
-\$:	FIRE HYDRANT
8	WATER METER - WM
w	WATER LINE
	GRASS AREA

OWNER & DEVELOPER: SRLT LLC, MANAGER: TOBIAS VELASQUEZ 6906 GRL THORNTON FWY. DALLAS, TEXAS 75232 PHONE: (214) 371-3797



2814 E. MAIN LOT 105-R BURBANK GARDENS ADDITION GRAND PRAIRIE, DALLAS COUNTY, TEXAS SITE DEVELOPMENT/DIMENSIONAL CONTROL PLAN

LAND AREA 24,000 SF. - 0.55 AC.

JEA HydroTech Engineering, Inc. Civil • Structural • Hydrology • Hydraulics • Planning 6825 Menhatten Blvd. Suite 100 Phone: 817-451-9000 Fat: 817-451-9003

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C-1.0

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