

Site Plan

LEAD TRACK NO.23

(REFERENCE BEARING)

EAST 536.93' PLAT

0.6' (OUT)

PARKING ANALYSIS:

OFFICE	7,935 SF/333 - 23.63 PARKS REQ'D
MEZZ OFFICE	17,814 SF/333 - 53.50 PARKS REQ'D
AUTO RECONDITIONING	42,565 SF/400 - 106.41 PARKS REQ'D
TOTAL PARKS REQ'D	183.74
TOTAL PARKS PROVIDED	390

NOTE: ALL EXISTING PARKING PLACES ARE ON CONCRETE PAVING

NOTE: ALL EXISTING CONCRETE PAVING TO REMAIN AS IS EXISTING FIRE LANE TO REMAIN AS IS -

THERE WILL BE NO WORKING ON THE CARS OUTSIDE THE WORK AREA - ALL WORK TO BE DONE INDOORS -

SITE IS ZONED LIGHT INDUSTRIAL

USE FOR TENANT IS MINIMAL AUTO RESTORATION FOR RESALE

ALL EXISTING LANDSCAPING TO REMAIN

MAINTAIN A VALID VEHICLE REGISTER FOR VEHICLES BEING REPAIRED ON THE PROPERTY WITH LIMITATIONS ON HOW LONG THE VEHICLES ARE TO BE STORED

MUST MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENT REGULATIONS

MUST MAINTAIN COMPLIANCE WITH CITY ORDINANCE AUTOMOTIVE RELATED BUSINESS REGULATIONS

MUST PRACTICE ALL BEST MANAGEMENT PRACTICES LISTED IN IT'S STORM WATER POLLUTION PREVENTION PLAN

ENCLOSED DUMPSTER LOCATION IS SHOWN

EXISTING FIRE LANE TO REMAIN AS IS

THE PROPERTY SUP BOUNDARY IS THE ENTIRE PROPERTY (5,629 AC)

Site Plan

(60' RIGHT-OF-WAY)

110TH STREET

NORTH 448.56' PLAT

2.2' (OUT)

TRUCK EXIT

TRUCK ENTRANCE

18" REINFORCED
CONC. PIPE

HEADWALL

30" REINFORCED
CONC. PIPE

8" PVC PIPE

HEADWALL

8" PVC PIPE

HEADWALL

15' POLE
EASEMENT (PLAT)5' AERIAL
EASEMENT (PLAT)REINFORCED
CONC. PIPE

1.0' (OUT)

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to CUM2 Properties, LLC, a Texas limited liability company, CCL TAYL, LLC, a Texas limited liability company, Fidelity National Title Insurance Company, and Lawyers Title Company, all in connection with G. F. NO. L.T. 1978-19780153274M, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48439C 0245K of the Federal Emergency Management Agency Flood Insurance rate map or flood hazard boundary map dated 09-25-08. The property shown hereon is located in Zone "X". (This information is extracted from F.L.R.M.)

Paint Booth
with mixing
& storage
roomCar wash
area with
sand trap
drainAPPROXIMATE LOCATION OF TEXAS
UTILITIES ELECTRIC COMPANY WAD EASEMENT
VOL. 948Z, PG. 4034, R.P.R.T.C.T.

PROVIDE NEW 6' HIGH CHAIN LINK FENCE

AUTO STORAGE PARKING
NO OUTSIDE WORK
INDOOR WORK ONLY

PROVIDE NEW 6' HIGH CHAIN LINK FENCE

EXISTING FIRE HYDRANT

AUTO STORAGE PARKING
NO OUTSIDE WORK
INDOOR WORK ONLYSITE 3
BLOCK 6
240,845 SQ. FT. OR
5.629 ACRESPROVIDE NEW 6' HIGH 6" THICK CMU PRIVACY WALL
FINISH EXTERIOR SIDE TO MATCH BLOCPAID 12" CHAIN LINK GATES
W/ PRIVACY SCREENING
PROVIDE KNOX PADLOCK

WEST 536.93' PLAT

SITE 1, BLOCK 6,

INDUSTRIAL COMMUNITY NO. 5,
PARCEL II, THIRD INSTALLMENT,
GREAT SOUTHWEST INDUSTRIAL DISTRICT
VOL. 388-71, PG. 658,
P.R.T.C.T.

ADONIS AUTO GROUP, LLC

SOUTH 448.56' PLAT
SITE 15, BLOCK 6,
INDUSTRIAL COMMUNITY NO. 5,
GREAT SOUTHWEST INDUSTRIAL DISTRICT
VOL. 388-47, PG. 400,
P.R.T.C.T.

1908 110TH
GREAT SOUTHWEST INDUSTRIAL DISTRICT
GRAND PRAIRIE, TX

BUILDING SUMMARY

OFFICE	7,935 SF
MEZZANINE OFFICE	17,814 SF
WAREHOUSE	42,565 SF
TOTAL	68,314 SF



A SITE PLAN

SCALE: 1" = 20'

SU181003/S181004
ZONED LIGHT INDUSTRIAL

MERCER COMPANY
3030 LBJ FREEWAY, SUITE #1600
DALLAS, TEXAS 75234
O (214) 630-7010 C (469) 360-3918

GTS
PLANNERS

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Date: 09/06/18	Revised: 09/19/18	Sheet Number S-2
18-250	STONE	

SU181003/S181004