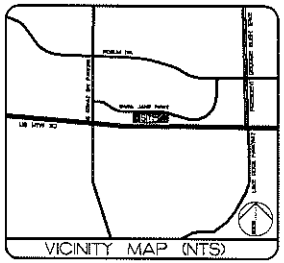
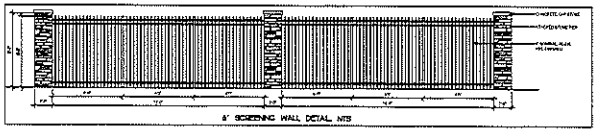




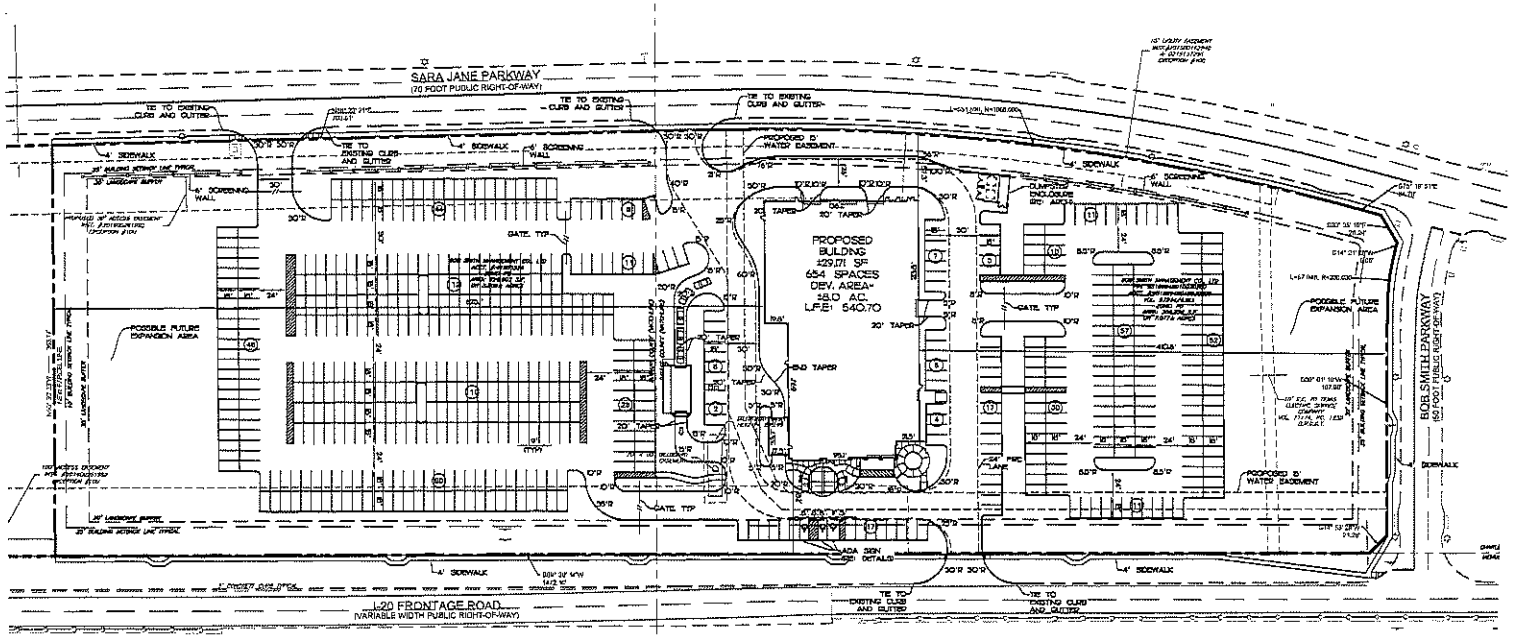
BENCH-MARKS:
- GRAND PRAIRIE GPS MONUMENT NO. 70
- GRAND PRAIRIE GPS MONUMENT NO. 51

FEMA:
- ZONE "X" MAP NUMBER: FM48439C0445K (JULY 7, 2014) DALLAS COUNTY
- "ZONE X" MAP NUMBER: FM48439C0370K (SEPTEMBER 25, 2009) TARRANT COUNTY

SITE DATA TABLE	
ITEM	
GROSS SITE AREA	742,940 SF (16.667 AC)
BUILDING FOOTPRINT	129,171 SF
BUILDING HEIGHT	32'
PROVIDED ZONING	PD-29
USE	AUTO SALES
IMPERVIOUS COVER (ON-SITE)	1242,071 SF (57.4%)
PARKING REQUIRED CALC	1 SPACE PER 400 SF (VISITOR) AND 1 SPACE PER 400 SF (AUTO REPAIR)
PARKING REQUIRED (TOTAL)	73 SPACES
PARKING PROVIDED	83 SPACES
INVENTORY PARKING	571 SPACES
IMPACT ZONE	NORTH

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		HANDICAP PARKING SPACE
		CURB & GUTTER
	(20)	PARKING SPACES PER ROW
		CONCRETE PAVEMENT



DEVELOPER

SONIC DEVELOPMENT, LLC
CONTACT: SEAN STICHTER
4401 COLWICK ROAD
CHARLOTTE, NC 28211
TEL: 704-566-6753
FAX: 704-566-6758
SEANSTICHTER@SONICAUTOMOTIVE.COM

PREPARED BY

FREELAND AND KAUFFMAN, INC.
CONTACT: CHARLES A. GARCIA
209 WEST STONE AVE
GREENVILLE, SC 29609
TEL: 864-672-9430
FAX: 864-233-695
CGARCIA@FK-INC.COM

SITE PLAN

FOR
SONIC DEVELOPMENT, LLC
BEING
1 COMMERCIAL LOT
17.077 ACRES
SITUATED IN THE
CHARLES D. BALL SURVEY, ABSTRACT NO. 197
CITY OF GRAND PRAIRIE, TARRANT COUNTY
AND ABSTRACT NO. 1699
CITY OF GRAND PRAIRIE, DALLAS COUNTY
CASE NUMBER: SUP040/170401
MARCH 2017

50 25 0 50 100

#	DATE	REVISION DESCRIPTION

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
TEL: 864-233-9430
FAX: 864-233-695
TEXAS REGISTERED ENGINEERING FIRM F-8078

PROPOSED AUTO SALES
GRAND PRAIRIE, TX

SONIC DEVELOPMENT, LLC
4401 COLWICK ROAD
CHARLOTTE, NORTH CAROLINA 28211
SEAN STICHTER
704-566-6753

EchoPark AUTOMOTIVE

DRAWN BY	WDB
CHECKED BY	CAG
DATE	03-17-2017
SCALE	1"=50'
SHEET	6

Planning Department

APR 26 2017

Received