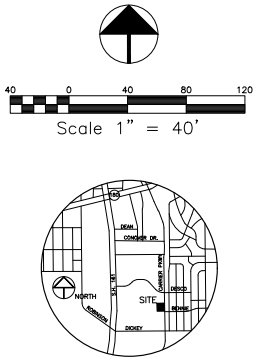

VICINITY MAP

n.t.s.

SITE AREA – 2.558 ACRES
CURRENT ZONING IS P.D. 12

LOT 1 – PROPOSED MEDICAL OFFICE BUILDING 10,000 S.F.
LOT 2 – PROPOSED MEDICAL OFFICE BUILDING 5,000 S.F.
PROPOSED OFFICE BUILDING 5,000 S.F.

PARKING REQUIRED MEDICAL OFFICE USES 1 SPACE PER 200 S.F.
PARKING REQUIRED OFFICE USES 1 SPACE PER 325 S.F.

PARKING REQUIRED LOT 1 = 10,000/200 = 50 SPACES
PARKING PROVIDED = 50 SPACES + 3 HANDICAP SPACES

PARKING REQUIRED LOT 2 = 5,000/200 + 5,000/325 = 41 SPACES
PARKING PROVIDED = 40 SPACES + 2 HANDICAP SPACES

ACCORDING TO F.E.M.A. FIRM MAP NO 48113C0435L, DATED JULY 7, 2014
THIS PROPERTY IS IN ZONE X

LANDSCAPING
LANDSCAPE AREA REQUIRED = 5% OF SITE = 5,572 S.F.
LANDSCAPE AREA PROVIDED LOT 1 = 22,940 S.F.
LANDSCAPE AREA PROVIDED LOT 2 = 18,636 S.F.

OWNER/APPLICANT:

BRAMATA CO. LLC.
CONTACT: FRAY WEBSTER
P.O.BOX 1138
COLLEYVILLE, TEXAS 76034
817-336-4182

ENGINEER:

WALTER J. NELSON AND ASSOCIATES
F-0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119

SITE PLAN
MEDICAL OFFICE
AND OFFICE USES
820 S. CARRIER PARKWAY
CITY OF GRAND PRAIRE
DALLAS COUNTY, TEXAS

CASE NO. S171101