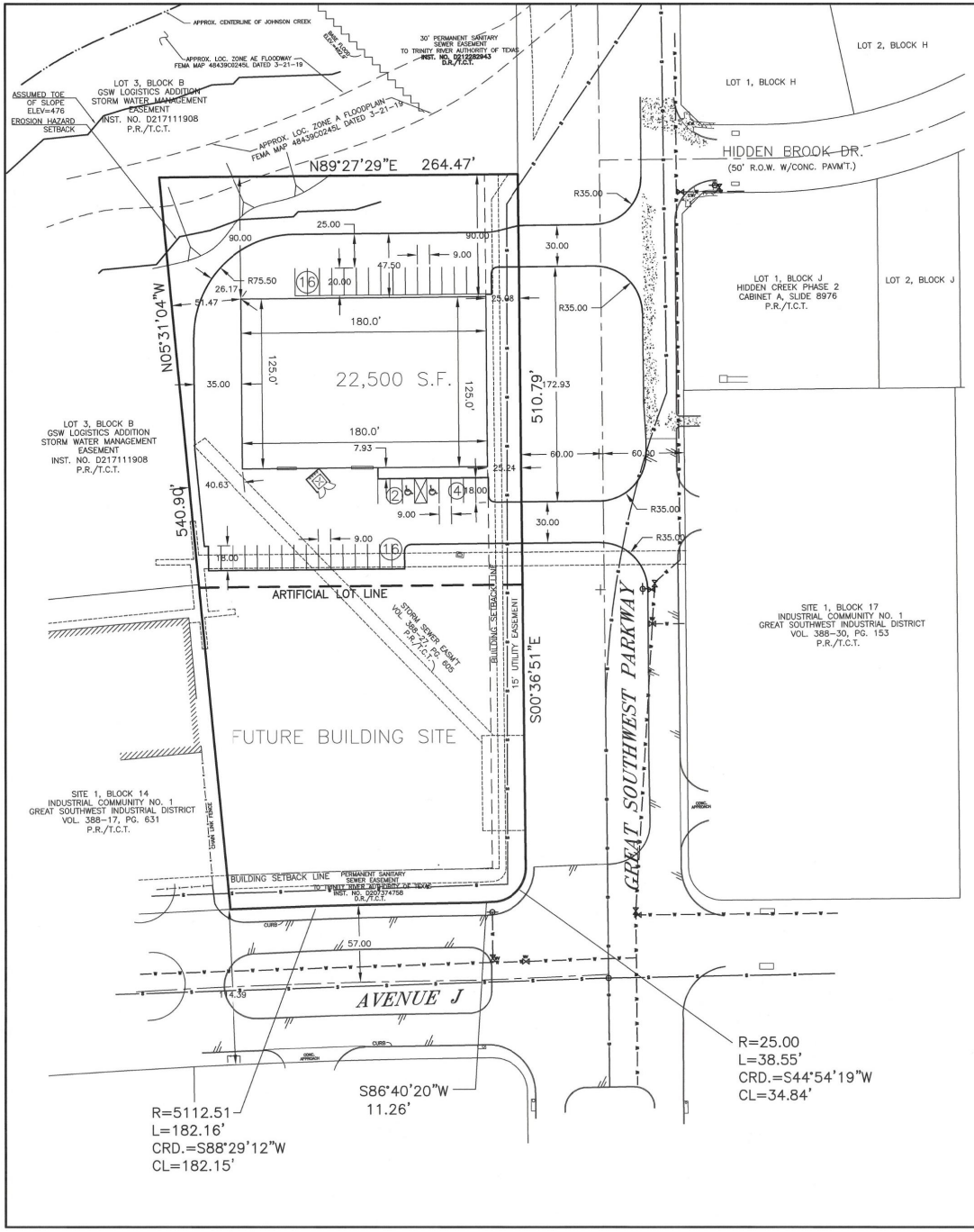


SITE AREA – 2.971 ACRES
CURRENT ZONING IS L.I.

PROPOSED BUILDING 22,500 S.F.

PARKING REQUIRED MANUFACTURING USES 1 SPACE PER 600 S.F.
PARKING REQUIRED = 22,500/600 = 38 SPACES
PARKING PROVIDED = 38 SPACES

ALL PAVEMENT WILL BE CONCRETE.

ACCORDING TO F.E.M.A. FIRM MAP NO 48439C0245LL, DATED MARCH 21, 2019. A SMALL PORTION OF THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED. THE 100 YEAR BASE FLOOD ELEVATION IS 487 DUE TO THE EXISTING DAM NORTH OF THIS PROPERTY. THE REST OF THE PROPERTY IS IN ZONE X UNSHADED.
ZONE X UNSHADED IS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN
ZONE X SHADED IS AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN BUT WITHIN THE LIMITS OF THE 500 YEAR FLOOD PLAIN.
NO SITE MODIFICATIONS ARE PROPOSED BELOW ELEVATION 495 AND NO IMPROVEMENTS WILL BE CONSTRUCTED BELOW ELEVATION 500

LANDSCAPING PHASE ONE
LANDSCAPE AREA REQUIRED = 10% OF SITE = 7,618 S.F.
LANDSCAPE AREA PROVIDED = 23,671 S.F.

40 0 40 80 120
Scale 1" = 40'

Approval of this Site Plan does not include the Future Building Site area. If and when developed, this area may require a separate Site Plan review as well as separate tree survey

SITE DATA SUMMARY

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	129,414	Yes
Min. Lot Width (Ft.)	100	264	Yes
Min Lot Depth (Ft.)	150	540	Yes
Front Setback (Ft.)	25	25.08	Yes
Rear Setback (Ft.)	0	90	Yes
Side Setback (Ft.)	10	40	Yes
Max. Height (Ft.)	50	25.3	Yes
Max. Floor Area Ratio	1:1	0.17:1	Yes

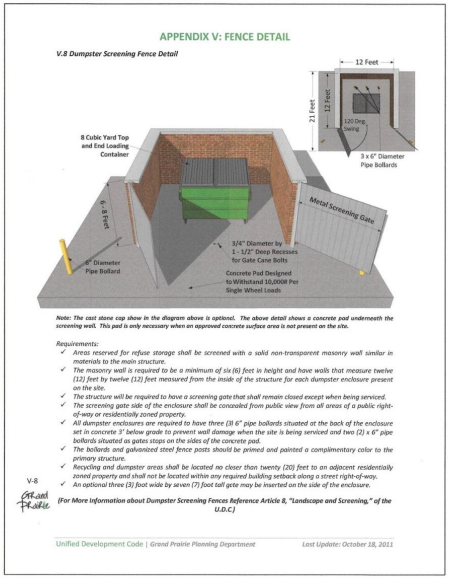
OWNER/APPLICANT:

LANDIS AND SONS INCORPORATED
ATTN: JIM LANDIS
1609 109th STREET
GRAND PRAIRIE, TEXAS 75050
972-571-4356

ENGINEER:

WALTER J. NELSON AND ASSOCIATES
F-0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 522-6883

STATE OF TEXAS
WALTER J. NELSON
51833
REGISTERED
PROFESSIONAL ENGINEER
5/26/2026



SITE PLAN
UNITED GLASS AND MIRROR
1135 AVENUE J EAST
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

STP-26-04-0007