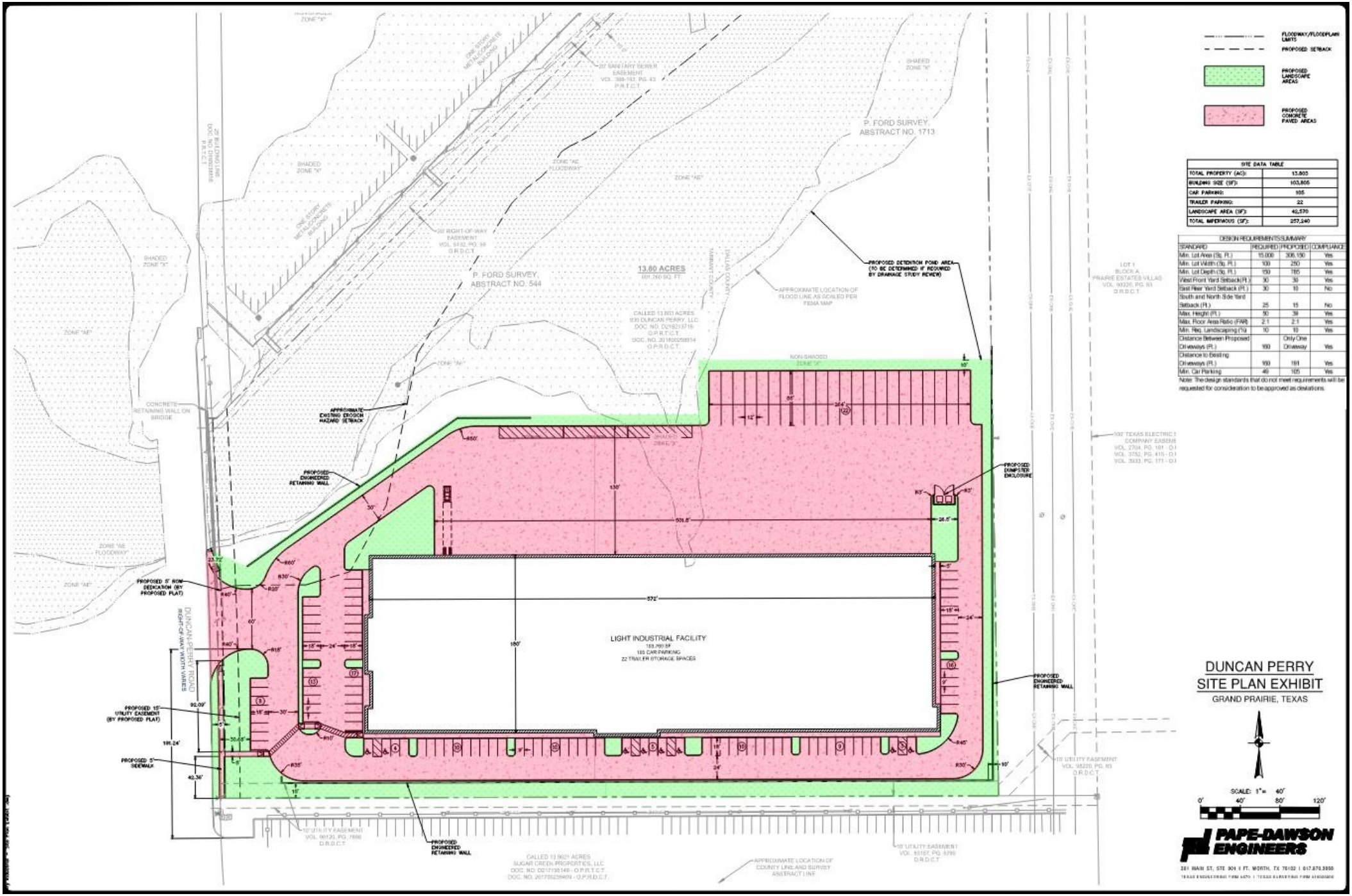
FLOODWAY/FLOODPLAIN LIMITS
PROPOSED SETBACK
PROPOSED LANDSCAPE AREAS
PROPOSED CONCRETE PAVED AREAS
SITE DATA TABLE
TOTAL PROPERTY (AC): 13.803
BUILDING SIZE (SF): 103,805
CAR PARKING: 105
TRAILER PARKING: 22
LANDSCAPE AREA (SF): 40,570
TOTAL IMPERVIOUS (SF): 257,240
DESIGN REQUIREMENTS SUMMARY
STANDARD | REQUIRED | PROPOSED | COMPLIANCE
Min. Lot Area (Sq. Ft.) | 15,000 | 306,150 | Yes
Min. Lot Width (Sq. Ft.) | 100 | 250 | Yes
Min. Lot Depth (Sq. Ft.) | 150 | 165 | Yes
West Front Yard Setback (Ft.) | 30 | 30 | Yes
East Rear Yard Setback (Ft.) | 30 | 10 | No
South and North Side Yard Setback (Ft.) | 25 | 15 | No
Max. Height (Ft.) | 50 | 39 | Yes
Max. Floor Area Ratio (FAR) | 2:1 | 2:1 | Yes
Min. Req. Landscaping (%) | 10 | 10 | Yes
Distance Between Proposed Driveways (Ft.) | 100 | Only One Driveway | Yes
Distance to Existing Driveways (Ft.) | 100 | 181 | Yes
Min. Car Parking | 40 | 105 | Yes
Note: The design standards that do not meet requirements will be requested for consideration to be approved as deviations.
P. FORD SURVEY, ABSTRACT NO. 1713
P. FORD SURVEY, ABSTRACT NO. 544
13.80 ACRES
PROPOSED DETENTION POND AREA (TO BE DETERMINED IF REQUIRED BY DRAINAGE STUDY REVIEW)
APPROXIMATE LOCATION OF FLOOD LINE AS SCALED PER FEMA MAP
APPROXIMATE EXISTING EROSION HAZARD SETBACK
PROPOSED ENGINEERED RETAINING WALL
PROPOSED DUMPSTER ENCLOSURE
PROPOSED 5' ROW DEDICATION (BY PROPOSED PLAT)
DUNCAN PERRY ROAD RIGHT-OF-WAY WIDTH VARIES
PROPOSED 15' UTILITY EASEMENT (BY PROPOSED PLAT)
PROPOSED 5' SIDEWALK
LIGHT INDUSTRIAL FACILITY
103,780 SF
105 CAR PARKING
22 TRAILER STORAGE SPACES
572'
501.8'
180'
130'
DUNCAN PERRY
SITE PLAN EXHIBIT
GRAND PRAIRIE, TEXAS
SCALE: 1" = 40'
0' 40' 80' 120'
PAPE-DAWSON ENGINEERS