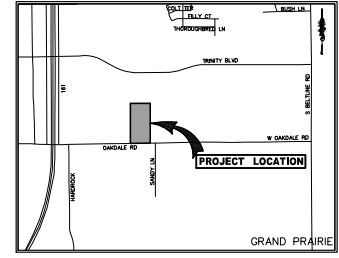
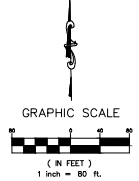


SITE DATA SUMMARY	
PROPOSED SPECIFIC USE PERMIT	
PROPOSED USE	CONTRACTOR SHOP / OUTDOOR STORAGE
OVERALL SITE ACREAGE	16,2701 ACRES
MEI CONTROLLED AREA	110.27 ACRES
ZACHRY CONTROLLED AREA	18.70 ACRES
ZONING	LI - LIGHT INDUSTRIAL W/ SH-161 CORRIDOR OVERLAY
BUILDING 1 FLOOR AREA	4,879 SF
BUILDING 2 FLOOR AREA	12,353 SF
TOTAL BUILDING FLOOR AREA	17,232 SF
REQUIRED PARKING SPACES	1 PER 1,000 SF = 17 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED	17 PARKING SPACES PROVIDED
MEI OUTSIDE STORAGE AREA	295,279 SF / 460,429 SF (65%)
ZACHRY OUTSIDE STORAGE AREA	265,283 SF / 378,975 SF (70%)



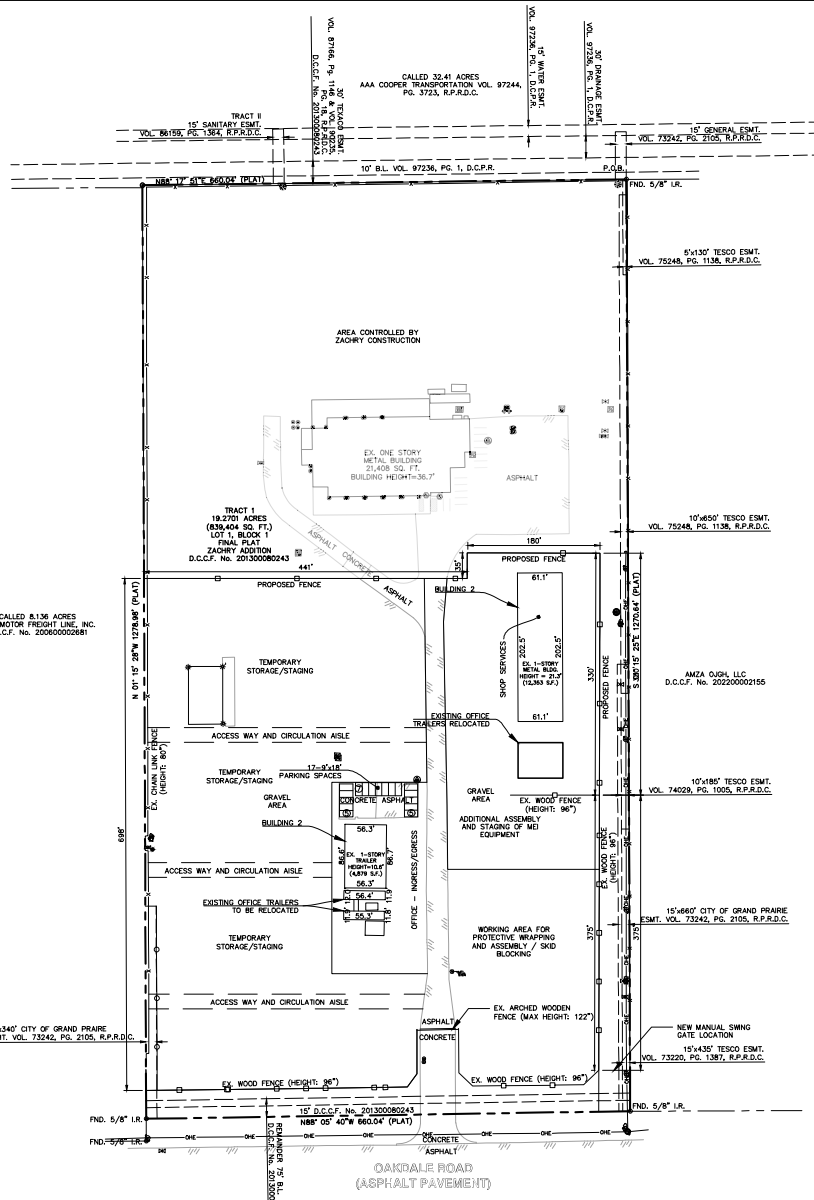
VICINITY MAP
(NOT TO SCALE)



LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	OVERHEAD ELECTRIC
	IRON ROD SET/FIND
	POWER POLE
	GUY ANCHOR
	MANHOLE
	MONITOR WELL
	SAMPLE WELL
	CLEANOUT
	GATE VALVE & BOX
	WATER METER
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	CABLE EQUIPMENT
	ELECTRIC BOX
	LIGHT STANDARD
	LIGHT
	PIPE BOLLARD
	TRAFFIC SIGN
	HANDICAP SPACE
	PROPOSED FENCE

NOTES

1. THE PROPERTY HAS DIRECT ACCESS TO OAKDALE ROAD, A DESIGNATED PUBLIC R.O.W.
2. THE EXISTING INFORMATION IS REFERENCED FROM A SURVEY DONE BY TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR KENNETH A. GRULLER IN THE YEAR 2024.
3. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



ABBOTT CONSULTING & ENGINEERING, LLC

1100 W. WILSON ROAD
SUITE 100
GRAND PRAIRIE, TEXAS 75050-1100
P.O. Box 997
Grand Prairie, TX 75033
Phone: (214) 646-0877
Fax: (214) 646-2189
www.abbottce.com

ZACHRY ADDITION
OAKDALE ROAD
LOT 1, BLOCK 1
GRAND PRAIRIE, TEXAS

SPECIFIC USE PERMIT
SITE PLAN

06/17/2025

REVISIONS	DATE	COMMENTS

PRELIMINARY
(NOT FOR CONSTRUCTION)

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439
DATE: 06/17/2025

SHEET NO.
SP

Drawn: P. Lee, 06/17/2025, 10:42:42 AM
DateTime: Sun 6/17/2025 10:42:42 AM