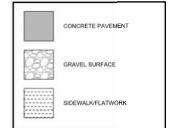




VICINITY MAP  
N.T.S



LEGEND

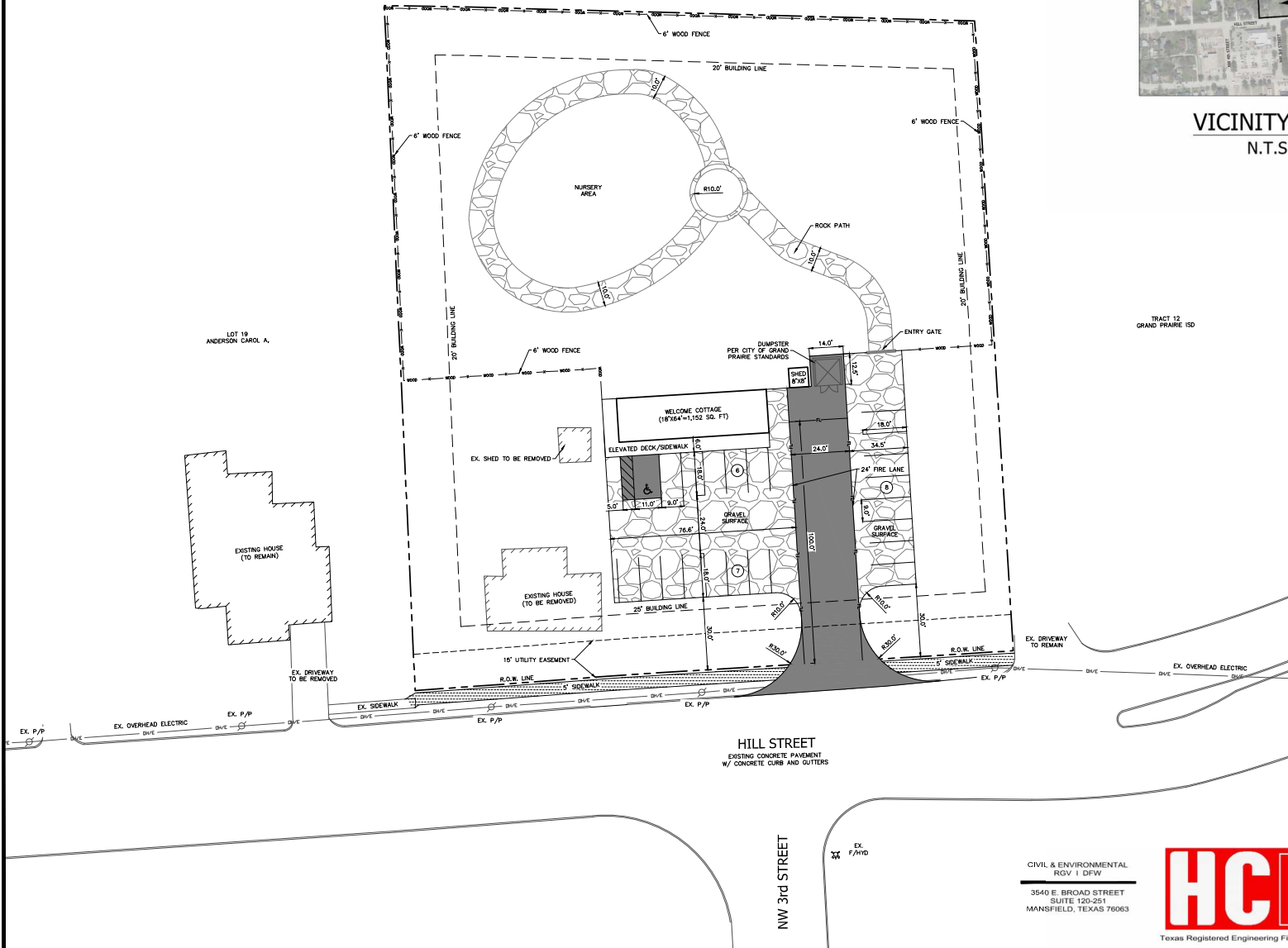


NOTES

1. ALL DIMENSIONS ARE FROM EDGE OF ENCLOSURE UNLESS OTHERWISE NOTED.

SITE SUMMARY TABLE

SITE ADDRESS	300, 306, 308 & 314 HILL STREET
SITE ACREAGE	66,478 SQ FT (1.53 ACRES)
EXISTING ZONING	GENERAL RETAIL DISTRICT - 'GR'
EXISTING LAND USE	RETAIL
PROPOSED ZONING	COMMERCIAL - 'C'
PROPOSED LAND USE	NURSERY
BUILDING AREA	1,216 SQ FT
PAVEMENT AREA	3,281.3 SQ FT
TOTAL IMPERVIOUS AREA	61,980.7 SQ FT
REQUIRED PARKING (1 SPACE PER 400 SQ FT OF BUILDING AREA)	3 SPACES
PROVIDED PARKING	21 SPACES
REQUIRED HANDICAP PARKING	1 SPACE
PROVIDED HANDICAP PARKING	1 SPACE



TRACT 12  
GRAND PRAIRIE ISO

HILL STREET  
EXISTING CONCRETE PAVEMENT  
W/ CONCRETE CURBS AND GUTTERS

Engineer:  
HCE, Inc.  
Contact: Jared Stroebel  
Phone: 254-485-8101  
Email: jared@hce.com  
3540 East Broad Street, Suite 120-251  
Mansfield, TX 76063

Owner/Developer:  
NATIVE GARDENERS  
Owner: Ms. Sonja Spray  
Phone: 214-814-0532  
Email: sonja@native-gardeners.com  
407 S. Pipeline Road  
Euless, TX 76040

CIVIL & ENVIRONMENTAL  
RDV 1 DRW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



SITE PLAN - NATIVE GARDENERS  
300, 306, 312 & 314 HILL STREET  
GRAND PRAIRIE, TEXAS  
DALLAS COUNTY

DATE OF PREPARATION: DECEMBER 1, 2025  
DATE OF REVISION: