

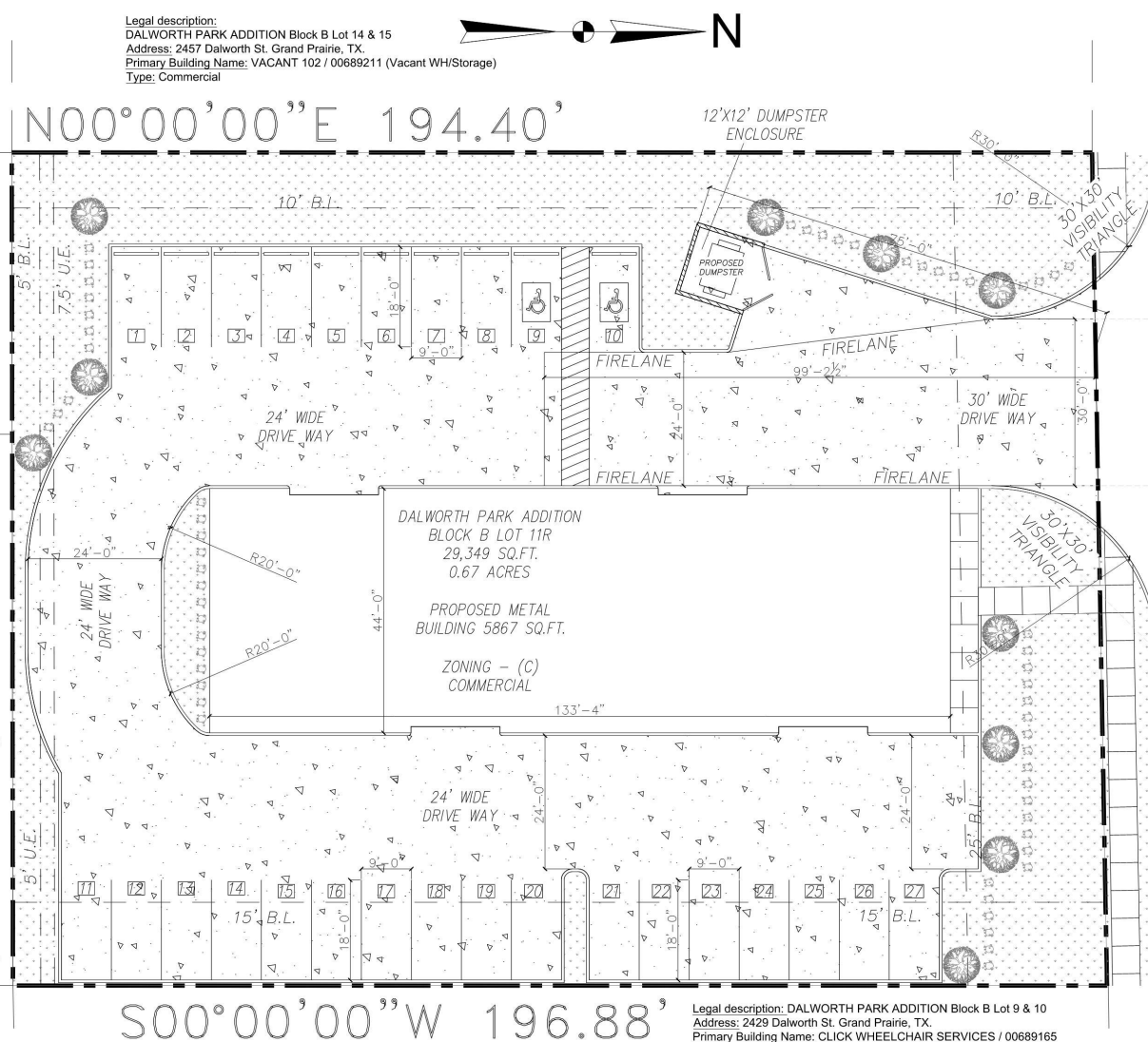
Legal description:
DALWORTH PARK
ADDITION Block B Lot 27
Address:
2452 Fort Worth St.
Grand Prairie, TX.
Primary Building Name:
Vacant Land
Type: Commercial

Legal description:
DALWORTH PARK ADDITION Block B Lot 14 & 15
Address: 2457 Dalworth St. Grand Prairie, TX.
Primary Building Name: VACANT 102 / 00689211 (Vacant WH/Storage)
Type: Commercial

Legal description:
DALWORTH PARK
ADDITION Block B Lot 28
Address:
2438 Fort Worth St.
Grand Prairie, TX.
Site Class:
A1 - Residential - Single
Family

Legal description:
DALWORTH PARK
ADDITION Block B Lot 29R
Address:
2446 Fort Worth St.
Grand Prairie, TX.
Primary Building Name:
SOUTHWEST PRECISION
OPTICS (OFFICE /
06602673)
Type: Commercial

Legal description:
DALWORTH PARK
ADDITION Block B Lot 31
Address: 2436 Fort Worth St.
Grand Prairie, TX.
Primary Building Name: Vacant
Land
Type: Commercial



PROJECT SITE SUMMARY:

TOTAL LOT AREA				
QTY	BLDG. TYPE	STORY	AREA EA. BLDG (S.F.)	TOTAL AREA (S.F.)
1	AUTO RELATED BUSINESS	1	6,400	6,400
				6,400

PARKING SUMMARY

PARKING PER BAY	3 PER BAY	4 BAYS	12
EMPLOYEES	6 PER USE	1 USE	6
OFFICE SPACE	1 PER 325 SF	794 SF	3
TOTAL REQUIRED			21
PARKING PROVIDED			27

TOTAL LOT SF: 29,349
TOTAL LOT ACREAGE: 0.67
TOTAL BLDG COVERAGE SF: 5,867
TOTAL BUILDING %: 19.99%
TOTAL IMPERVIOUS COVERAGE SF: 21,958
TOTAL IMPERVIOUS COVERAGE %: 74.79%
ZONING: COMMERCIAL ZONING
LANDSCAPE REQUIRED: 10%
LANDSCAPE SF REQUIRED: 2,935
TOTAL LANDSCAPE AREA PROVIDED IN SF: 7,400
TOTAL LANDSCAPE AREA %: 25.21%



VICINITY MAP
SCALE: 1" = 400'-0"

PROJECT SITE SUMMARY:

DENSITY AND DIMENSIONAL SUMMARY			
STANDARD	REQUIRED	PROVIDED	MEETS
Min Lot Area (Sq.Ft.)	5,000	29,349	YES
Min Lot Width (Ft.)	50	150.02	YES
Min Lot Depth (Ft.)	100	194.40	YES
Front Setback (Ft.)	25	25	YES
Rear Setback (Ft.)	0	5	YES
Max. Height (Ft.)	25	25	YES
Max FAR (Ft.)	0.5:1	?	?

01 SITE PLAN

SCALE: 1" = 10'-0"

CASE NUMBER: SUP-25-02-0009



DESIGN COORDINATOR
DESIGN AND DRAFTING GROUP SERVICES
WWW.DDSGUS SERVICES@DDSGUS
PH: 469-999-0800 PH: 214-966-0550
123 W. MAIN ST., SUITE 1120
GRAND PRAIRIE, TX. 75050

APPLICANT/OWNER'S CONTACT:

F & M PREMIUM BODY SHOP

PHONE: 817-626-9382
EMAIL: TOCHOKEY@HOTMAIL.COM
ADDRESS: 2934 DALWORTH STREET
GRAND PRAIRIE, TX. 75050



PROPOSED ADDRESS:
PROPOSED TWO AUTO RELATED
SERVICES BUILDINGS
2439 DALWORTH STREET
CITY OF GRAND PRAIRIE, TX 75050

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

C1

PLOT DATE
07-07-2025