

# Southern Belle



## Comprehensive Site Enhancement Proposal

Prepared For: Mr. Dominic Didehbani

Project Location: 400 Lancaster Hutchins Road, Hutchins, TX 75141

Prepared By: M Faisal Akram, Southern Belle Restoration Team

Richmond, TX

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### 1. Project Location

This proposal outlines a complete commercial site improvement plan designed to elevate access, infrastructure, usability, and visual impact. It incorporates enhancements that address both functional and environmental needs, and is structured to support current use as well as future commercial development. The project will be formally presented to the City Hall audience as part of a collaborative effort to improve site performance while contributing positively to the surrounding area.

### 2. Driveway Installation

The proposed commercial driveway will be professionally graded, compacted, formed, reinforced, and poured using high-quality materials. The front 160 feet, which interfaces with the public roadway, is designed not only for private access but to reduce flooding, erosion, and maintenance along the right-of-way. This element contributes to improved safety, visual continuity, and long-term value for both tenants and the surrounding corridor.

### 3. Culvert Installation

A new culvert will replace the current undersized and clogged unit at the property entrance. This installation will mitigate flooding, improve stormwater flow, and prevent roadside erosion, supporting both property use and public infrastructure stability.

### 4. Metal Building Restoration

The exterior of the metal building will be restored, including surface preparation, lower wall panel replacement, priming, and repainting. Two aluminum signs will be installed on front and side elevations for visibility and branding. This will improve both structural integrity and curb appeal.

### 5. Bay Door Repair & Reset

An existing bay door will be detached, repaired, and re-installed with adjustments to ensure smooth, reliable

functionality.

**6. Landscaping**

General landscaping will be added along the driveway and site perimeter. This enhances site appearance, improves drainage, and contributes positively to the local environment.

**Summary & Community Benefits**

This form acknowledges approval of the proposed commercial site improvements prepared by Southern Belle and submitted to Mr. Dominic Didehbani, regarding the property located at 400 Lancaster Hutchins Road, Hutchins, TX 75141.

This project represents a transformative upgrade to the site and surrounding corridor. With newly constructed access infrastructure, drainage improvement, building restoration, and landscaping, the plan will provide broad and lasting impact.

Tenants will benefit from elevated access, reduced flood risk, cleaner and safer circulation, and improved usability year-round. A professionally restored commercial structure and enhanced driveway will ensure a cleaner, drier, more secure environment for occupants, customers, and commercial operators.

The local community will benefit through reduced maintenance burden, stabilized roadside drainage, improved stormwater redirection, and a visual uplift to the commercial frontage along Lancaster Hutchins Road. This project directly supports flood mitigation, local accessibility, and community appeal - all aligned with broader city goals for resilience and development.

Presented with energy and optimism, this project reflects a shared investment in long-term commercial readiness and civic pride.

**Approval Signatures**

Approved By: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



# Southern Belle

Comprehensive Site Enhancement Proposal

Presented to Mr. Dominic Didehbani

400 Lancaster Hutchins Road, Hutchins, TX

# Project Overview

- Commercial site upgrade including driveway, culvert, restoration, signage, and landscaping.
- Designed for immediate function and future development.
- Presented with civic intent and community alignment.



# Driveway Installation

- Engineered driveway improves access and flood protection.
- Front portion enhances road interface, drainage, and tenant usability.

# Culvert Installation

- Replaces clogged/undersized drainpipe at entrance.
- Improves stormwater flow, reduces erosion, supports adjacent road.

# Metal Building Restoration

- Includes repainting, wall panel repair, and installation of 2 aluminum signs.
- Improves tenant experience, visibility, and curb appeal.

# Bay Door Reset

- Repair and alignment of existing overhead door.
- Ensures proper function and safe access for occupants.

# Landscaping

- Softens site edges, improves drainage, and boosts overall site appearance.
- Contributes positively to long-term sustainability.

# Community & Tenant Benefits

- Tenants gain safer, drier, more professional-grade access.
- Community sees improved drainage, visual uplift, and lower maintenance burden.
- Project brings resilience and civic pride.



# Approval & Contact

- Prepared By: M Faisal Akram
- Southern Belle Restoration Team
- Richmond, TX
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PROPOSED DESIGN OF

# **Comprehensive Site Enhancement Proposal**

Presented to the Mayor, City Council Members, and Civic Panel 400  
Lancaster Hutchins Road, Hutchins, TX

**CONCEPTUAL DESIGN** STAGE

DRIVE WAY PRESENTATION

DATED: June 28th, 2025





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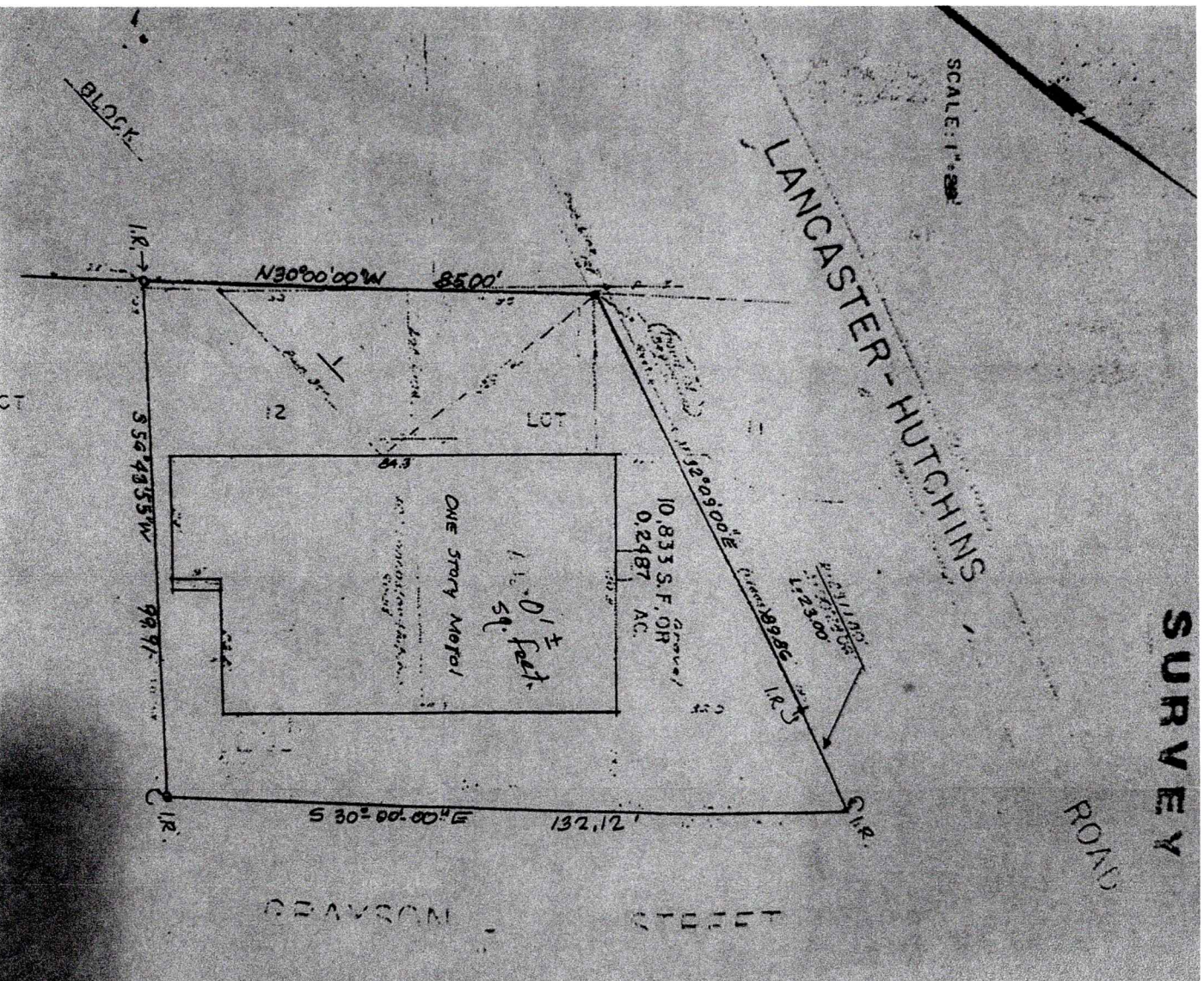
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# Survey





## Top View of Site

- As per the survey the yellow outline represents the property boundary, while the red outline marks the existing warehouse.
- The area within the purple outline, located in front of the road and green belt, also falls under city property.
- The blue arrows you see here represent the natural flood flow direction.





## Proposed DriveWay Layout

This is the site image. We're planning to build a driveway on our property — and also partially on the city-owned area — because access to the driveway will be from the city side.

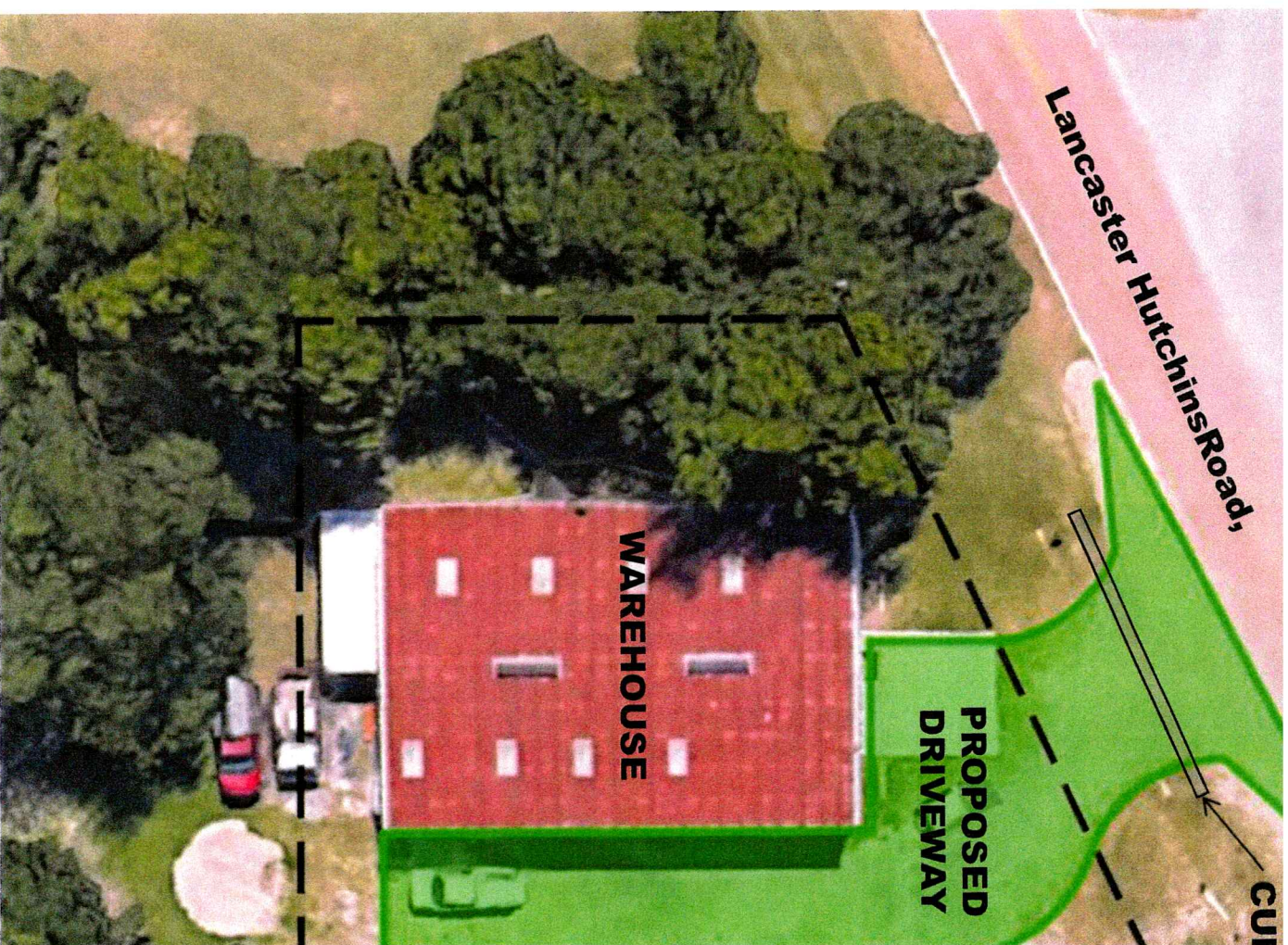
Before we explain the proposed driveway layout, we'd like to share why the new driveway is necessary. As you can see, due to natural flood flow, the concrete of the existing driveway has been displaced. The flood pressure is quite strong, which is why the new driveway will be constructed 5 to 6 inches above the natural ground level. Additionally, we will add a culvert beneath the portion of the driveway that lies in the city area to guide the water flow and prevent future damage to the driveway.





## Proposed DriveWay Layout

The area highlighted in green shows the proposed location for the new driveway.





## Proposed DriveWay Layout

In this site image, the proposed driveway is divided into two portions. The part highlighted in purple falls within the city-owned property, while the blue highlighted area lies within the site's private property.





## What we want from You

We would like to propose that, as you can see, almost 50% of the driveway area falls within the city's property.

Therefore, we request that the construction cost for the portion of the driveway on city property be covered by you, while we will bear the cost for the portion on our property. The purpose of constructing this driveway is to support future foot and vehicle traffic in the area, which will enhance the value of this location.

Additionally, tenants will benefit from safer, drier, and more professional-grade access. The community will see improved drainage, a visual uplift, and reduced long-term maintenance. Overall, this project will promote resilience and civic pride, offering clear benefits to both the property and the city.





## 3D View





## Approval & Contact

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Thank you

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