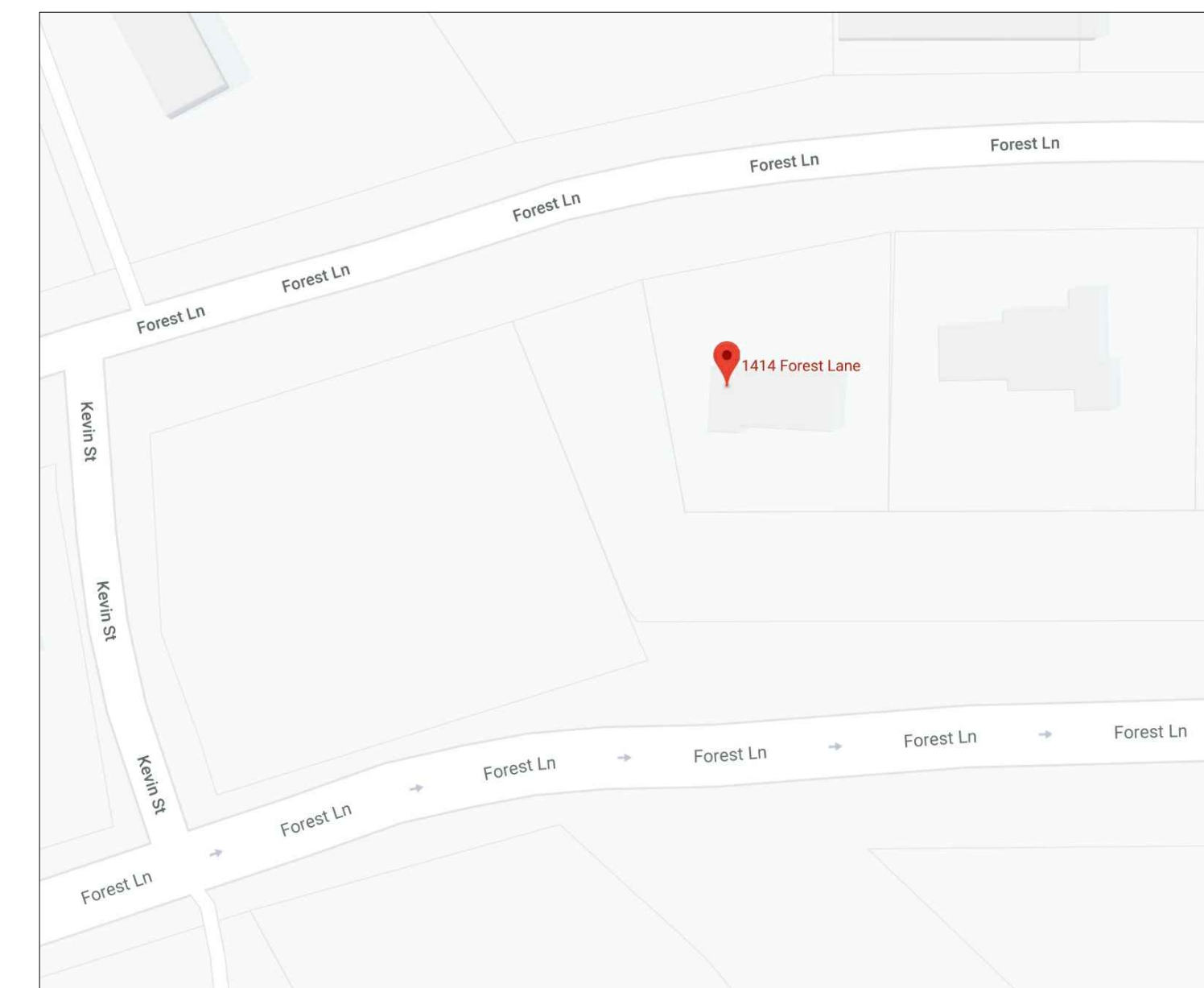


SITE PLAN

SCALE 1" = 10'-0"

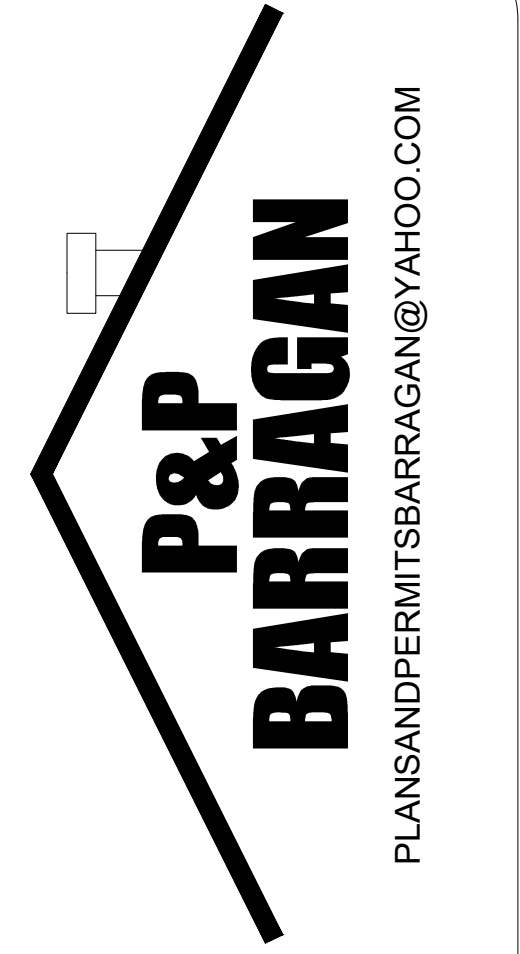


VICINITY MAP
FOR REFERENCE ONLY

| AREA DISTRIBUTION | |
|---|-------------------|
| EXISTING BUILDING, PROPOSED LIGHT COMMERCIAL ZONING | 1,254 SQ. FT. |
| TOTAL FLOOR AREA | 1,254 SQ. FT. |
| TOTAL LOT AREA | 15,540.00 SQ. FT. |
| TOTAL BUILDING COVERAGE | 8.00 % |
| TOTAL IMPERVIOUS SURFACE | 6,860 SQ. FT. |
| TOTAL IMPERVIOUS SURFACE COVERAGE | 44.14 % |
| BUILDING DIMENSIONS | |
| BUILDING MAX. HEIGHT | 11'-2" |
| LEGAL DESCRIPTION | |
| 1. HORACE H JAMES | |
| 2. LT 6 | |
| 3. 93X106X115X125 | |
| 4. INT201700322725 DD11152017 CO-DC | |
| 5. 1414 FOREST LN, GARLAND, TX. 75042 | |

| PARKING ANALYSIS | | | | |
|----------------------------------|---------------|------------------------|------------------|------------------|
| PROPOSED USE | RATIO | RATIO PARKING REQUIRED | PARKING REQUIRED | PARKING MATERIAL |
| Customer | 1,254 SQ. FT. | 1 SPACE / 400 SQ. FT. | 4 | - |
| Employee | 2 | 1 SPACE / 1 EMPLOYEE | 1 | - |
| Used Automobile Sales / Showroom | 7 | -- | 7 | - |
| TOTAL PARKING REQUIRED | | | 12 | - |
| TOTAL PARKING PROVIDED | | | 12 | CONCRETE |

| LOADING SPACE ANALYSIS | | | |
|------------------------|---------------|------------------------------|------------------|
| PROPOSED USE | RATIO | RATIO PARKING REQUIRED | LOADING REQUIRED |
| Used Automobile Sales | 1,254 SQ. FT. | 1 SPACE / 0 - 50,000 SQ. FT. | 1 |
| TOTAL LOADING REQUIRED | | | 1 |
| TOTAL LOADING PROVIDED | | | 2 |



PRE-SUBMITALL #:
191126-1

ADDRESS:
1414 FOREST LN.,
GARLAND, TX.
75042

USE:
COMMERCIAL

DRAWN BY:
P&P BARRAGAN

DATE:
12/30/2019

PLAN:
SITE PLAN

SCALE:
1" = 10'-0"

EXISTING ZONING:
COMMERCIAL

PROP. ZONING:
LIGHT COMMERCIAL

OWNER:
KHOURY JOHN & SAMIA

A02