



SITE DATA TABLE FOR LOT 5R, BLOCK A	
SITE AREA	20,495 SF (0.462 AC)
EXISTING ZONING	PD-217R3-C
PROPOSED USE	RETAIL
PROPOSED BLDG SF (1ST FLOOR)	2,482 SQ FT
PARKING SUMMARY	
REQUIRED PARKING	
RETAIL - 1 SPACE PER 200 SF	12.4 SPACES
PARKING PROVIDED ON LOT 5R	16 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	2 SPACES
PROPOSED LOT COVERAGE - LOT 5R	2,482 SF
FLOOR AREA RATIO - LOT 5R	2,482/20,495=0.121 OR 12.1%

Lot 1R, Block 1
First United Methodist Church, Section Two
Inst. No. 201400047973
Zoning: SF-7

SITE DATA TABLE FOR LOT 4R-1, BLOCK A	
SITE AREA	28,853 SF (0.671 AC)
EXISTING ZONING	PD-217R3-C
PROPOSED USE: LEARNING CENTER	1,200 SQ FT
PROPOSED USE: CHESS CLUB	3,740 SQ FT
PROPOSED BLDG SF (1ST FLOOR)	4,940 SQ FT
PARKING SUMMARY	
REQUIRED PARKING	
LEARNING CENTER - 1 SPACE PER 200 SF	6 SPACES
CHESS CLUB - 1 SPACE PER 200 SF	18.7 SPACES
PARKING PROVIDED ON LOT 4R-1	25 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	2 SPACES
BUILDING SF - LOT 4R-1	4,940 SF
LOT COVERAGE - LOT 4R-1	4,940/28,853=0.171 OR 17.1%

- PD CONDITIONS:**
1. TO ALLOW FOR A REDUCED SETBACK FOR LOT 4R-1 OF 14.5 FT.
 2. TO REQUIRE A DETAILED SITE PLAN FOR THE DEVELOPMENT OF LOT 5R.
 3. THE DUMPSTER WILL BE SHARED AMONG THE THREE (3) LOTS.
 4. ALL PROPOSED SIGNAGE SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS.
 5. A REPLAT SHALL BE REQUIRED TO SUBDIVIDE THE LOTS AND TO PROVIDE ANY NECESSARY EASEMENTS.

DETAILED ENGINEERING REVIEW TO
TAKE PLACE WITH CONSTRUCTION
DEVELOPMENT PERMIT SUBMITTAL.

FEMA FIRM PANEL MAP NUMBER 48113C0155J, EFFECTIVE
DATE AUGUST 23, 2001, SHOWS THAT THE PROPOSED
PROJECT IS OUTSIDE OF THE 100-YEAR FLOOD ZONE.

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

LEGEND

EXISTING PIPE OR EASEMENT

←

FLOW ARROW

PROPOSED SILT FENCE

NOT FOR CONSTRUCTION

SUBMITTED FOR REVIEW
BY LAWRENCE HAMILTON, P.E.
LICENSE NO. 90528
FIRM. HAMILTON CIVIL ENGINEERING
FIRM NO. E-10723
DATE. SEPTEMBER 22, 2021
NOT INTENDED FOR PERMIT, BIDDING OR
CONSTRUCTION.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS, SIDEWALKS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL STREET RADII SHALL BE 15' AND ALL DRIVEWAY RADII SHALL BE 5' MINIMUM UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL RELOCATE EXISTING FENCES AS NOTED TO ONE FEET OF PROPOSED RIGHT OF WAY.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES (INCLUDING THOSE NOT SHOWN ON THE PLANS). THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION ACTIVITIES.
5. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL CONTACT DIGTESS AT 1-800-DIG-TESS AT LEAST 48 HOURS PRIOR TO EXCAVATION.

Site Plan Northlake Woodland Center Addition
Lot 4R-1 and 5R, Block A

SITE PLAN

HAMILTON CIVIL ENGINEERING
833 PINE HILL TRAIL
SAGINAW, TEXAS 76131
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LAWRENCE.HAMILTON89@GMAIL.COM
FIRM#: F-10723

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DANIEL.DUP-DESIGNS.COM

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DRAFTED: LJH

SCALE: AS SHOWN

DATE: SEPT 22, 2021

SHEET: C-1