

North
Scale
1/32" = 1.0 Feet

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Symbol Legend

Symbol	Description	Status
	2.5" x 2.5"x4" Fire Hydrant	Existing
	Existing Electrical Circuit Breakers For Collision Work Area	Existing
	Property Boundary Line	Existing
	Concrete Edges	Existing
	Fence Line - Wooden Fence - 8.2 ft Height	Existing
	Fence Line - Metal Fence - 7.8 ft Height	Existing
	Building Perimeter	Existing
	Overhead Electric	Existing
	Gravel Area	Existing
	Landscaped Area	Existing
	Development Impact Area	New
	Easement	New
	Point of Beginning for Survey Metes and Bounds	Existing
	Storm Drain	Existing
	Landscape Buffer	New

NOTES:

- 1.0 All Buildings on the Property are existing. No Exterior New Construction.
- 2.0 All Fire Lanes have been previously established. See Fire Department Drawing.
- 3.0 There are no loading areas planned for this project.
- 4.0 There are no changes to the Underground or Overhead Utilities
- 5.0 The traffic impact study is shown on a Separate Report
- 7.0 Required Electrical Modifications will be applied for under a separate permit
- 8.0 Required Gas Line Modifications will be applied for under a separate permit
- 9.0 No 100-year floodplain exist within 200 ft of property.
10. There are no changes to the utility easements
11. There are no curbs on this property.
12. For Fire Lanes see DWG FD.01 Fire Department Drawing
13. For Location of any Preserved Trees see Landscape Submittal
14. For solid Waste Requirements see dwgSW.01 "Solid Waste Plan"
15. Utility Power Lnes along FortWorth Drive have a toatal of 5 Transformers.

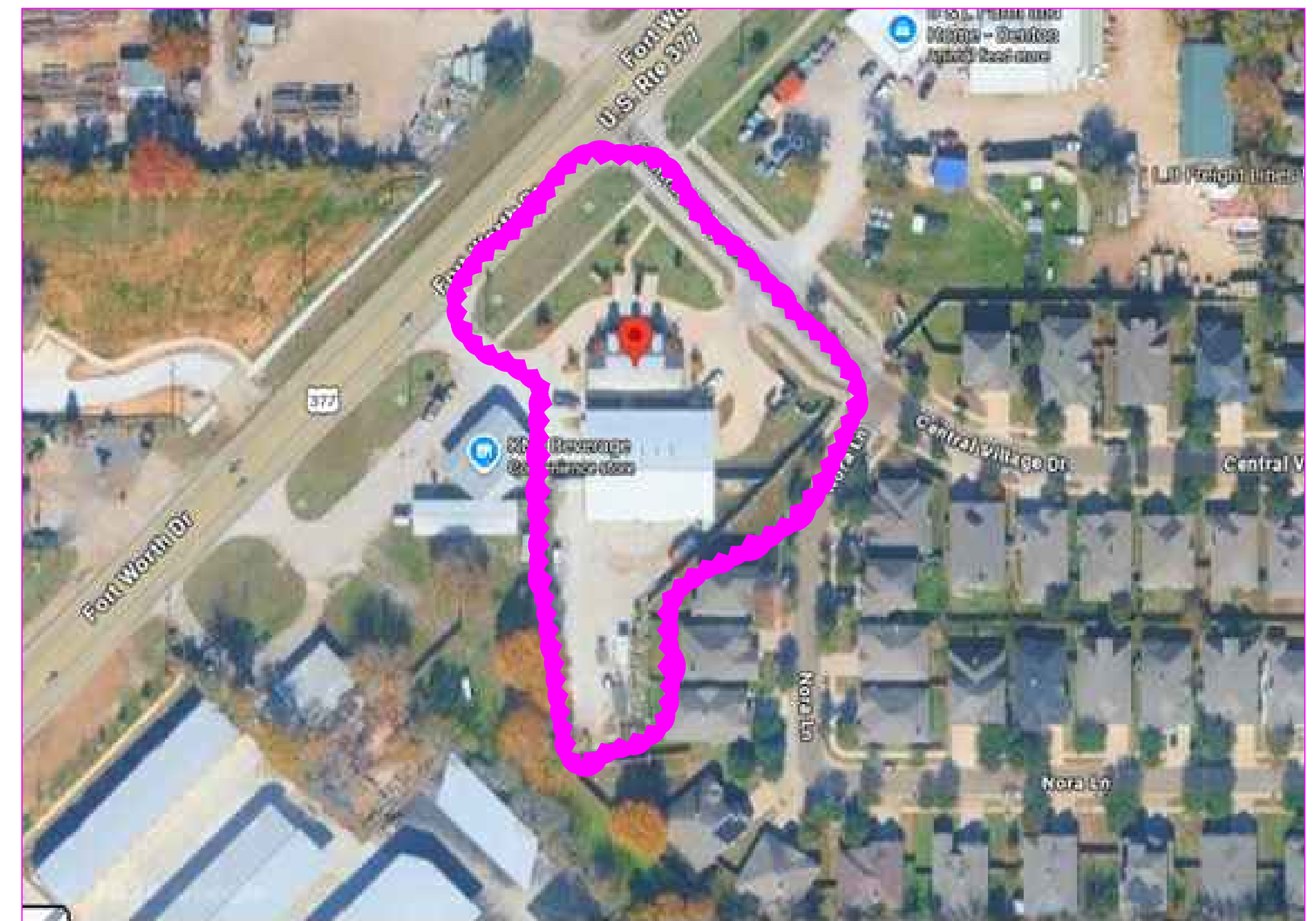
All Underground and Overhead Utilities to Remain Intact as no changes will be made. The Easements will remain the same as well.

**Site Plan-General
Central Village Estates
Block E Lot 23**

Trip Generation Assessment Prepared by Kella Parma, P.E., P.T.O.E./Lee Engineering, LLC

Ite Land Use Code	Ite Land Use Code	Quantity	Variable	Weekday 24 hr. (Daily Trips)	AM Peak Hour Trips	PM Peak Hour Trips
942	Automotive Care Center	7,262	Sq Ft.	246	28	36
Total Trips				246	28	36

**DRAWING TITLE - SITE PLAN
Sheet Number SP.01**



Site Data Summary Table

Item	Required	Provided
General Site Data		
Lot Area (square ft and acres)	10,000 sq ft / 23 Ac	88,013 sq ft. / 2.02 Ac
Total Building Area (closed in)	5000 to 15,000	7,262 sq ft. 10.92% of DIA
Building Coverage (Closed + Open)	5,000 to 15,000	10,472 sq ft. 15.75% of DIA
DIA (Development Impact Area)	NA	66,509 sq ft / 1.52 Ac
Open Space	NA	56,037 sq ft / 1.29 Ac
Max Building Height	55 ft.	22.5"
Parking		
Parking Ratio (Denton Dev Code)		
Parking Office Area & Collision II Building	1 Space per 500 sq ft. of Office Space, plus, 1 space per Bay Six (6) Spaces.	Eight (8) Spaces
Accessible Parking	1-25 Requires - One1	One(1)
Bicycle Spaces	Two(2)	Two(2)

*Front office bldg = 2,187 sq Ft. Automotive repair = 5,075 sq ft. Total = 7,262 sq ft.
 **Front office bldg = 2,187 sq Ft. Automotive repair = 5,075 sq ft. Covered Patio = 3210 sq ft. Total = 10,472 sq ft.
 *** Open Space is Development Impact Area (DIA) minus Building Coverage.

Date of Preparation 04/19/2026
 Project Name- Le Collision Center 2
 City Assigned Project Number -S25-0018
 Plan Preparer - Dewey W. Lewis, P.E. TX 142819
 5946 Goliad Ave Dallas Texas 75206
 Bus. 214-826-3857 Cell 214-213-2716
 Developer - Hoang Le
 Address - 2723 Honey Suckle Drive
 Grand Prairie Texas 75052
 Phone Number - 682 521 9211
 Subdivision Name - Central Village Estates
 Lot 23 Block E 88,013 sq ft / 2.02 Ac
 Zoned - General Office Proposed use - Vehicle Repair Shop