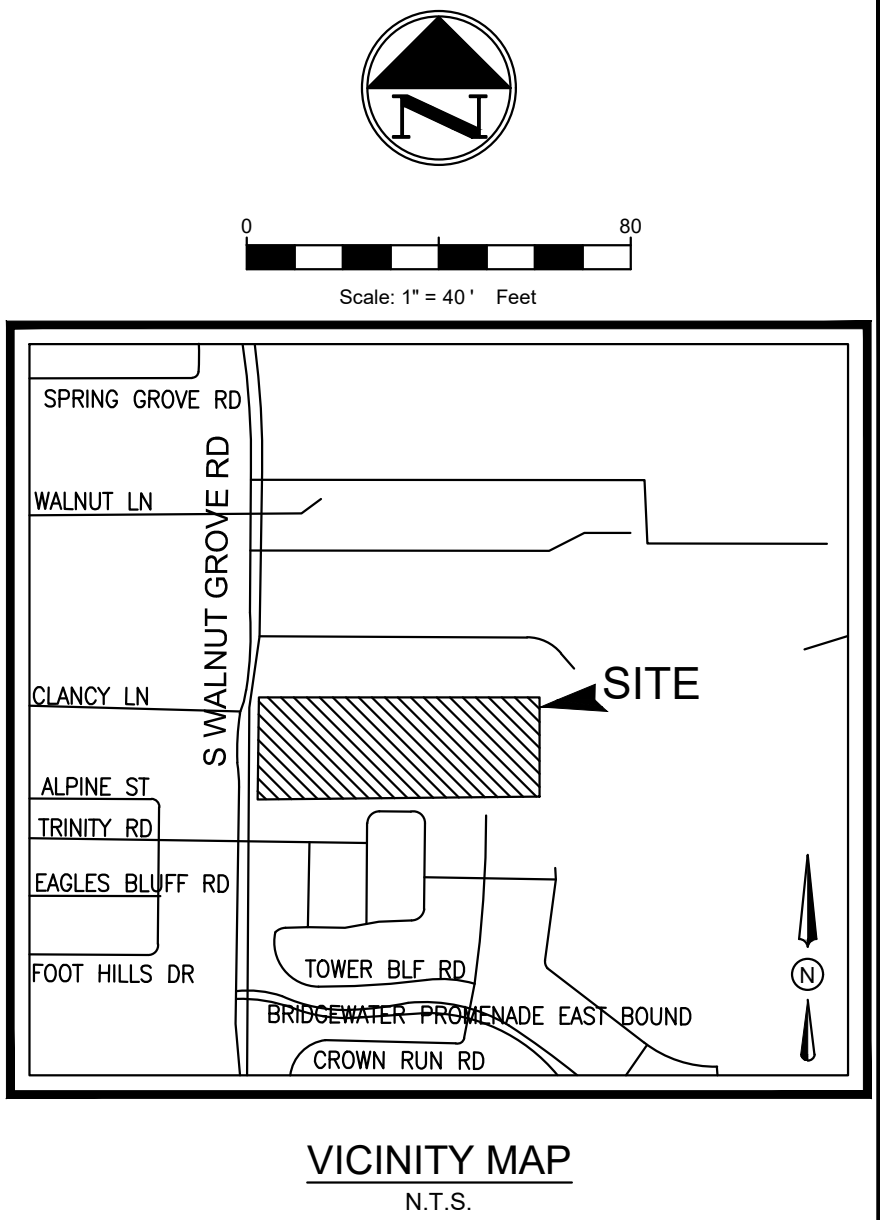
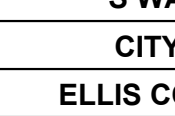




SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.34 ACRES
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	GP (GENERAL PROFESSIONAL)
PROPOSED USE:	DAYCARE
BUILDING AREA:	11,274 S.F.
NUMBER OF STORIES:	1
PARKING PROVIDED:	32 SPACES

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
SIDEWALK EASEMENT	S.E.

SITE PLAN					
DAYCARE					
S WALNUT GROVE RD					
CITY OF MIDLOTHIAN					
ELLIS COUNTY, TEXAS 76065					
JOHN EARLY SURVEY, ABSTRACT NO.343					
					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	01-13-25	SEE SCALE BAR	134-23	C-3.0
TX. P.E. FIRM #512525					