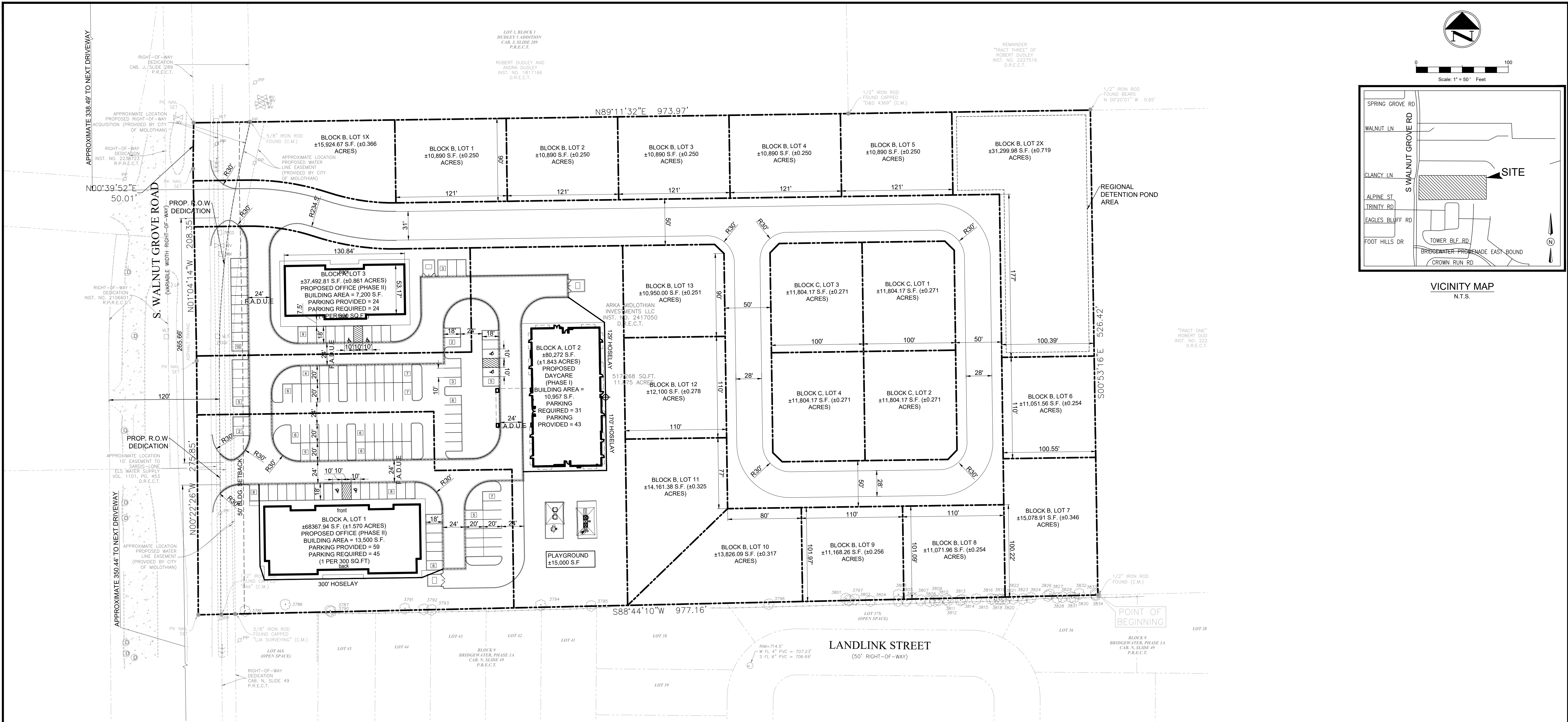




SITE DATA SUMMARY - BLOCK A, LOT 1	
LOT AREA	± 1.35 AC
BUILDING AREA	± 13,500S.F.
PROPOSED USE	OFFICE (PHASE II)
TOTAL PARKING REQUIRED	45 SPACES
TOTAL PARKING PROVIDED	48 SPACES (INCLUDING 2 ADA PARKING SPACES)
EXISTING ZONING	AG-AGRICULTURAL
PROPOSED ZONING	PD

SITE DATA SUMMARY - BLOCK A, LOT 2	
LOT AREA	± 1.84AC
BUILDING AREA	± 12,050 S.F.
PROPOSED USE	DAYCARE (PHASE I)
TOTAL PARKING REQUIRED	31 SPACES
TOTAL PARKING PROVIDED	43 SPACES ((INCLUDING 2 ADA PARKING SPACES)
EXISTING ZONING	AG-AGRICULTURAL
PROPOSED ZONING	PD

SITE DATA SUMMARY - BLOCK A, LOT 3	
LOT AREA	± 0.86 AC
BUILDING AREA	± 7,200 S.F.
PROPOSED USE	OFFICE (PHASE II)
TOTAL PARKING REQUIRED	24 SPACES
TOTAL PARKING PROVIDED	24 SPACES (INCLUDING 2 ADA PARKING SPACES)
EXISTING ZONING	AG-AGRICULTURAL
PROPOSED ZONING	PD

SITE DATA SUMMARY - BLOCK B, LOT 1-13, 1X, 2X & BLOCK C, LOT 1-4	
REMAINDER AREA	± 5.7 AC
MINIMUM LOT AREA	0.25 ACRES
NUMBER OF LOTS	19
PROPOSED USE	SINGLE FAMLIY
EXISTING ZONING	AG-AGRICULTURAL
PROPOSED ZONING	PD

CENTURY 21
Judge Fite Company



NO.	DATE	DESCRIPTION	BY
1	01-13-25	1st CITY SUBMITTAL	XX
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SITE PLAN

DAYCARE & OFFICE

S WALNUT GROVE RD

CITY OF MIDLOTHIAN

ELLIS COUNTY, TEXAS 76065

JOHN EARLY SURVEY, ABSTRACT NO.343

TRIANGLE

ENGINEERING LLC

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 #11525