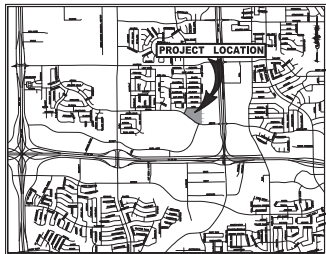


FEMA FIRM MAP
MAP NUMBER: 48132D445K
COUNTY: DALLAS COUNTY
EFFECTIVE MAP DATE: JULY 7, 2014
FLOOD ZONE: NONE

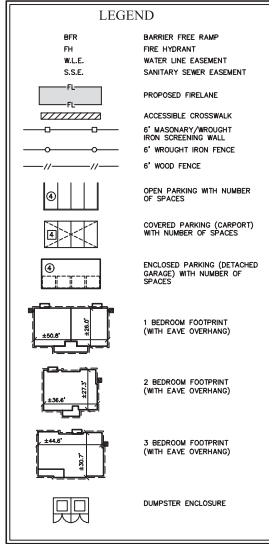
SITE DATA SUMMARY TABLE			
EXISTING ZONING/USE	PD	SF-2/VACANT	
PROPOSED USE			
RESIDENTIAL			
LOT AREA: GROSS AREA	13.43 AC	(584,797 SF)	
EX. EMT AREA	2.81 AC	(113,220 SF)	
PROP. EMT AREA	0.82 AC	(35,741 SF)	
EX. NET AREA	10.61 AC	(471,077 SF)	
PROP. NET AREA	12.60 AC	(544,026 SF)	
BUILDINGS:			
	NO. UNITS	NO. BLDG.	BLDG. AREA
LEASING OFFICE	43	1	652 SF
1 BEDROOM	54	54	1,029 SF
2 BEDROOM	44	44	1,325 SF
3 BEDROOM	140	140	249 SF
TOTALS:	141	140	2,625 SF
PARKING, REQUIRED:			
1 BEDROOM = 1.75 SPACES	94		
2 BEDROOMS = 2.00 SPACES	88		
3 BEDROOMS = 2.00 SPACES	280		
TOTALS:	462		
CARPORIT = 30% OF REQ. GARAGE = 20% OF REQ. SPACES	75		
PARKING PROVIDED:	SPACES		
STANDARD SPACES	76		
CARPORIT SPACES	140		
DETACHED GARAGE SPACES	52		
TOTALS:	268		
DENSITY	11.1 UNITS/NET ACRE		
IMPERVIOUS AREA	232,063 SF (39.6%)		
LANDSCAPE AREA	353,734 SF (60.4%)		
USABLE OPEN SPACE PROVIDED	90,109 SF / 2.07 AC		

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
- SEE C-1 FOR WATER RESOURCE ZONE DETAIL & NOTES.
- PROPOSED UNITS WILL NOT HAVE FIRE PLACES OR CHIMNEYS.
- UNITS WILL NOT COME FURNISHED. IT WILL BE THE RESPONSIBILITY OF THE LESSEE TO FURNISH THE LEASED UNITS.
- MAIN ENTRY TO HAVE STREET PAVERS, DECORATIVE ROCKS, AND ENHANCED LANDSCAPING TO MEET THE REQUIREMENTS OF SECTION 11.1.2 OF UNIFIED DEVELOPMENT CODE.
- 6' SCREENING FENCE ALONG FORUM & WATERWOOD DRIVES TO HAVE A 4' MASONRY WALL WITH A 2' WROUGHT IRON TOP. MASONRY COLUMNS TO BE SPACED AT 24" ON CENTER (MAX).
- MAIL KIOSK TO BE LOCATED AT THE LEASING OFFICE.
- 6' MINIMUM SEPARATION FROM OVERHANGS TO OR INDIVIDUAL RESIDENTIAL UNITS.
- VISIBILITY TRIANGLE DESIGNED FOR ARTICLE 33, SECTION 6 OF THE CITY OF GRAND PRAIRIE'S UNIFIED DEVELOPMENT CODE & A DESIGN SPEED OF 40 MPH OR FORM DRIVE.



VICINITY MAP
(NOT TO SCALE)



BENCHMARKS

BM-1: CITY OF GRAND PRAIRIE OPS CONTROL MONUMENT NO. 38
LOCATED APPROXIMATELY 85 FEET EAST OF THE CENTERLINE OF
WATERWOOD DRIVE AND APPROXIMATELY 42 FEET NORTH OF THE
CENTERLINE OF MAYFIELD DRIVE (MAPSCO 61-1)
(ELEVATION=564.65')

BM-2: CITY OF GRAND PRAIRIE OPS CONTROL MONUMENT NO. 51
LOCATED 6 FEET NORTH OF THE BACK OF CURB OF THE NORTH
FRONTAGE ROAD OF I-10, ACROSS FROM THE INTERSECTION OF
MATTHEW ROAD AND 60 FEET SOUTHWEST FROM A POWER POLE,
(MAPSCO 61-1)
(ELEVATION=533.01')

TMB-1: SQUARE OUT WITH "X" SET ON BACK OF CURB INLET
LOCATED APPROXIMATELY 85 FEET EAST OF THE CENTERLINE OF
SARA JANE PARKWAY.
(ELEVATION=534.04')

TMB-2: SQUARE OUT WITH "X" SET ON NORTHEAST CORNER OF CURB
INLET LOCATED ON THE EAST SIDE OF WATERWOOD DRIVE, 490 FEET
NORTH OF FORM DRIVE.
(ELEVATION=546.98')

CASE #: S180102
SITE PLAN
AVILLA HERITAGE
13.452 ACRE TRACT OUT OF
THE C.D. BALL SURVEY
ABSTRACT NO. 1599
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
NOVEMBER 14, 2017

DEVELOPER:
NEXMETRO COMMUNITIES
6888 NORTH CENTRAL EXPRESSWAY, SUITE 275
DALLAS, TEXAS 75206
CONTACT: MR. JASON FLOREY, P.E.
(214) 795-0039

ENGINEER:
HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
CONTACT: MR. JOSHUA A. LINCOLN, PE
(972) 701-9636

Engineer of Record	JAL
Drawn by	HPL
Check/Reviewed	1/3/2018
Issue for Permitting/Building	
Issue for Permit Application	
Issue for Construction	
REVISIONS	
#	DATE
	COMMENTS

AVILLA HERITAGE
LOT 1, BLOCK A
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY FILE NO. P-XXXX

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTRATION NO. 17-12600
www.hpcivileng.com

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FOR THE PURPOSE OF
SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR
PERMITTING, BIDDING, OR
CONSTRUCTION PURPOSES.
THESE PLANS WERE
PREPARED UNDER THE
DIRECT SUPERVISION OF
JOSHUA A. LINCOLN, P.E.
TEXAS REG. #114583
DATE: 01/03/2018

SHEET TITLE
SITE PLAN
CASE #: S180102
SHEET NO.
C0.4
HPCE #17-370