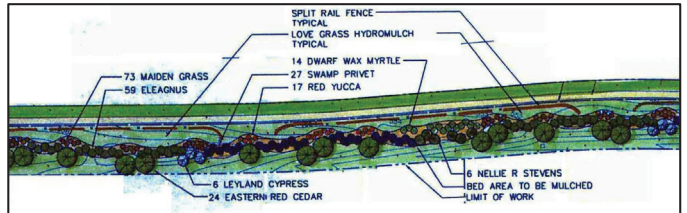


Engineer of Record:	XXX
Drawn by:	XXX
Date Revisd:	5/31/2019
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	
REVISIONS	
NO.	DATE

LAKE PARKS CENTER
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

scivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
www.scivilllc.com



LANDSCAPE NOTE
1. PROPOSED LS BUFFER TO MATCH EXISTING LAKE PARKS LANDSCAPE PLAN FOR LAKERIDGE PARKWAY & CAMP WISDOM ROAD FRONTAGE.

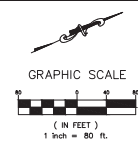
1 LANDSCAPE SCREEN DETAIL
NOT TO SCALE

RESIDENTIAL SITE DATA SUMMARY TABLE			
EXISTING ZONING: PD (NO. 267-A)			
PROPOSED ZONING: PD (NO. 267-B)			
RESIDENTIAL USE WITH A BASE ZONING			
DESIGNATION OF SINGLE FAMILY ATTACHED (SF-A) AND			
MULTI-FAMILY ONE (MF-1) USES			
RESIDENTIAL INFORMATION:			
LOT	TOTAL AREA		
1	14.427 ACRES (628,435 SF)		

SOUTH 6.5 ACRE SITE DATA SUMMARY TABLE			
GENERAL RETAIL INFORMATION: "OWNED BY OTHERS"			
LOT	LOT AREA	BUILDING AREA	
1	6.55 ACRES (285,429 SF)	55,060 SF	

GENERAL RETAIL SITE DATA SUMMARY TABLE			
EXISTING ZONING: PD (NO. 267-A)			
PROPOSED ZONING: PD (NO. 267-B FOR GENERAL RETAIL)			
GENERAL RETAIL INFORMATION:			
LOTS	TOTAL AREA	TOTAL BUILDING AREA	% BUILDING AREA
1-6	10.1 ACRES (439,956 SF)	65,511 SF	15%
LOT INFORMATION:			
LOT #	LOT AREA	BUILDING AREA	LOT USE
1	1.5 ACRES	9,310 SF	RETAIL/REST.
2	2.3 ACRES	19,500 SF	GROCER
3	1.9 ACRES	7,550 SF	RETAIL/DRIVE-THRU
4	1.5 ACRES	19,000 SF	RETAIL
5	1.5 ACRES	12,000 SF	RETAIL
6	1.4 ACRES	7,050 SF	RETAIL

TRAFFIC NOTE
(NOT FOR CONSTRUCTION)
PREVIOUS HEB (GROCER) SITE
PARKING REQUIRED: 429 SPACES
115% PARKING ALLOWANCE: 493 SPACES
APPROVED PARKING VARIANCE: 585 OPEN SPACES
PROPOSED 14.4 ACRE RESIDENTIAL SITE
PARKING REQUIRED: 283 SPACES
193 (65%) OF 296 SPACES TO BE CARPORT OR GARAGE SPACES
DAILY TRIPS:
HEB (GROCER) = 1542
RESIDENTIAL SITE = 732
*PER ITE TRIP GENERATION, 10TH EDITION



PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED
FOR THE PURPOSES OF
SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR
PERMITTING, BIDDING OR
CONSTRUCTION PURPOSES.
THESE PLANS WERE
PREPARED UNDER THE
DIRECT SUPERVISION OF
BRIAN C. ABBOTT, P.E.
TEXAS REG. #108439
DATE: 09/25/19