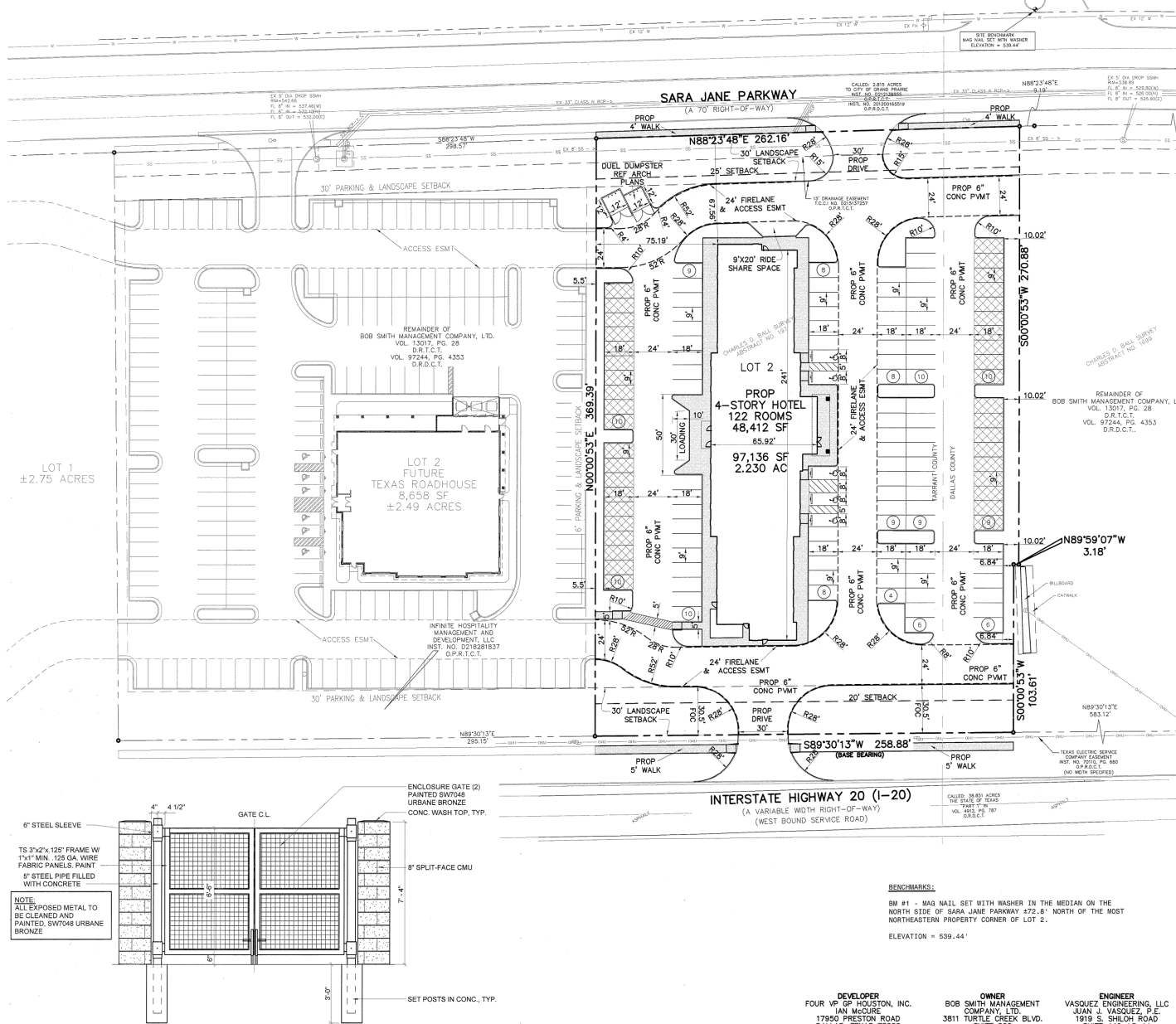


LEGEND

- | | |
|---|------------------------|
|  | PROP. 6" INTEGRAL CURB |
|  | EXISTING CURB/PAVEMENT |
|  | PROPERTY LINE |
|  | PARKING COUNT |
|  | 4" CONC SIDEWALK |
|  | PERMEABLE PAVEMENT |

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 06-18-2019.
 2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
 3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
 4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
 5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 6. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS & TARRANT COUNTIES, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD). BOTH MAP DATES EFFECTIVE 3/21/2019
- COMMUNITY PANEL NOS. 4811330445L (DALLAS COUNTY) & 4843903007L (TARRANT COUNTY) SUBJECT LOT IS LOCATED IN ZONE 'X'.

<u>SITE SUMMARY TABLE</u>	
County	DALLAS/TARRANT
Project Name	SMITH 1-20 ADDITION
Zoning	PD-20/ I-20 OVERLAY
Proposed use	HOTEL (122 ROOMS)
Site Area:	2.230 Acres / 97,136 S.F.
Building Area:	48,412 S.F. (TOTAL)
Building Height:	48'-0" = 4 STORY
Lot Coverage:	12,667/97,136 = 13.04%
Floor Area Ratio:	48,412/97,136 = 1:49.83
Parking Required:	1 SPACE/ROOMING UNIT + 4 SPACES
	122 ROOMS + 4 SPACES (REQD) = 126 SPACES
Parking Provided:	Regular = 122 SPACES
	Handicap = 5 SPACES
	Total = 126 SPACES
Impervious Area:	74,809 / 97,136 SF = 77.23%
Pervious Area:	22,327 / 97,136 SF = 22.98%
Permeable Paving Required:	41,456 x 0.15 = 6,218 S.F.
Permeable Paving Provided:	= 6,318 S.F.

SITE PLAN
LOT 2, BLOCK A
SMITH I-20 ADDITION
97,136 SQ. FT. OR 2.230 ACRES
CITY OF GRAND PRAIRIE,
DALLAS/TARRANT COUNTY, TEXAS
OCTOBER 01, 2019
SU1910041/S191004

TRASH ENCLOSURE GATE ELEVATION

N.T.S.

BENCHMARKS:

BM #1 - MAG NAIL SET WITH WASHER IN THE MEDIAN ON THE NORTH SIDE OF SARA JANE PARKWAY $\pm 72.8'$ NORTH OF THE MOST NORTHEASTERN PROPERTY CORNER OF LOT 2.

ELEVATION = 539.44'

DEVELOPER
FOUR VP GP HOUSTON, INC.
IAN McCURE
17950 PRESTON ROAD
DALLAS, TEXAS 75252
972-881-5420 TELE

OWNER
BOB SMITH MANAGEMENT
COMPANY, LTD.
3811 TURTLE CREEK BLVD.
SUITE 200
DALLAS, TX 75219
214-521-3461
ATTN: SALLY MASHBURN

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

DEVELOPER:

SITE PLAN

LOT 2, BLOCK A
SMITH I-20 ADDITION
CITY OF GRAND PRAIRIE, TEXAS

ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

