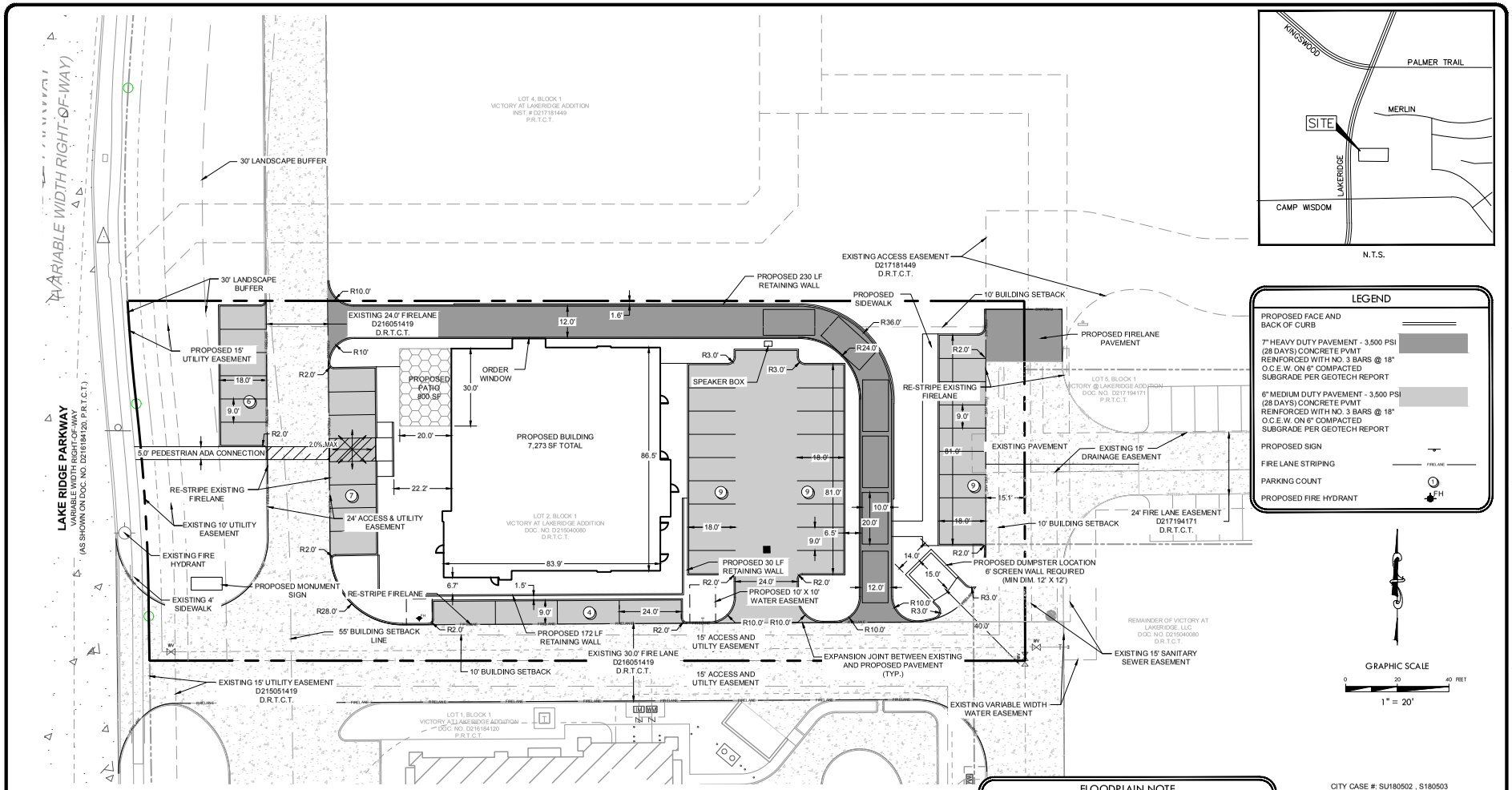

LEGEND

- PROPOSED FACE AND BACK OF CURB
- 7" HEAVY DUTY PAVEMENT - 3,500 PSI (28 DAYS) CONCRETE PVMT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECH REPORT
- 6" MEDIUM DUTY PAVEMENT - 3,500 PSI (28 DAYS) CONCRETE PVMT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECH REPORT
- PROPOSED SIGN
- FIRE LANE STRIPING (FIRELANE)
- PARKING COUNT (1)
- PROPOSED FIRE HYDRANT (FH)

GRAPHIC SCALE
0 20 40 FEET
1" = 20'

FLOODPLAIN NOTE

ACCORDING TO THE MAP NO. 48439C0370 K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

CITY CASE #: SU180502 , S180503

SITE DATA

Lot	**Lot 2**
Zoning	PD-283
Proposed Use	Retail/Restaurant
Lot Area	1.095 Ac. (47,708 S.F.)
Building Area	7,273 Sq. Ft. Total
	RESTAURANT (1:100 SF) - 2,600 SF (INC. PATIO AREA)
	RETAIL (1:275 SF) - 4,673 SF
Building Height	1 Story, 30'
Lot Coverage	15.1%
Floor Area Ratio	0.15:1
Parking Required	44 Spaces
Parking Provided	44 Spaces (Incl. 2 HC)
Total Parking Surface area (Drives & Parking)	25,074 Sq. Ft.
Total Impervious Surface	38,347 Sq. Ft.

Note: Handicap parking is provided in accordance with ADA standards.
Note: No freestanding signs on the site.

BENCHMARK

BM #1 A SQUARE CUT WITH "X" CUT SET ON THE NORTH SIDE OF CAMP WISDOM ROAD ON A CONCRETE CURB INLET ± 250' EAST OF THE INTERSECTIONS OF CAMP WISDOM ROAD AND LAKERIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET.
ELEV. = 550.72

BM# 2 A SQUARE CUT WITH "X" CUT SET ON THE EAST SIDE OF LAKERIDGE PARKWAY ON A CONCRETE CURB INLET ± 450' NORTH OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKERIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET
ELEV. = 559.07

BM #3 A 3-1/4" ALUMINUM DISK STAMPED "GP 79" FOUND ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY.
ELEV. = 557.64

BM #4 A 3-1/4-INCH ALUMINUM DISK STAMPED "GP-78" FOUND IN THE CENTER OF SOUTH HIGH HAWK BOULEVARD, APPROXIMATELY 50 FEET SOUTHEAST OF HOBBY FALCON TRAIL.
ELEV. = 554.40

SITE PLAN

LEGAL DESCRIPTION

APPROXIMATELY 1.095 ACRES OUT OF THE M. HUNT SURVEY, ABSTRACT NO. 758, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

CITY OF GRAND PRAIRIE

OWNER
VICTORY @ LAKERIDGE, LLC
8001 LBJ FWY, SUITE 400
DALLAS, TX 75251

APPLICANT
KIRKMAN ENGINEERING
4821 MERLOT AVENUE, SUITE, 210
GRAPEVINE, TX 76051
PH. 817-488-1960

SURVEYOR
WINDROSE LAND SURVEYING/PLATTING
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PH. 214-217-2544

COUNTY:	CITY:	STATE:
TARRANT	CITY OF GRAND PRAIRIE	TEXAS

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY GROUP
Victory Real Estate Group

GRAND PRAIRIE TEXAS

Exhibit C - Site Plan
Page 1 of 1

JOB NUMBER:	VIC17023
DESIGNED BY:	ACF
DRAWN BY:	ACF
CHECKED BY:	PCF
ISSUE DATE:	04/23/18
REV:	

PRELIMINARY FOR REVIEW ONLY
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PATRICK C. FILSON
P.E.# 108577
04/23/18
Kirkman Engineering, LLC
Texas Firm No: 15874

VICTORY SHOPS AT LAKE RIDGE 2

GRAND PRAIRIE, TEXAS

SITE PLAN

SHEET:
C1.0

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