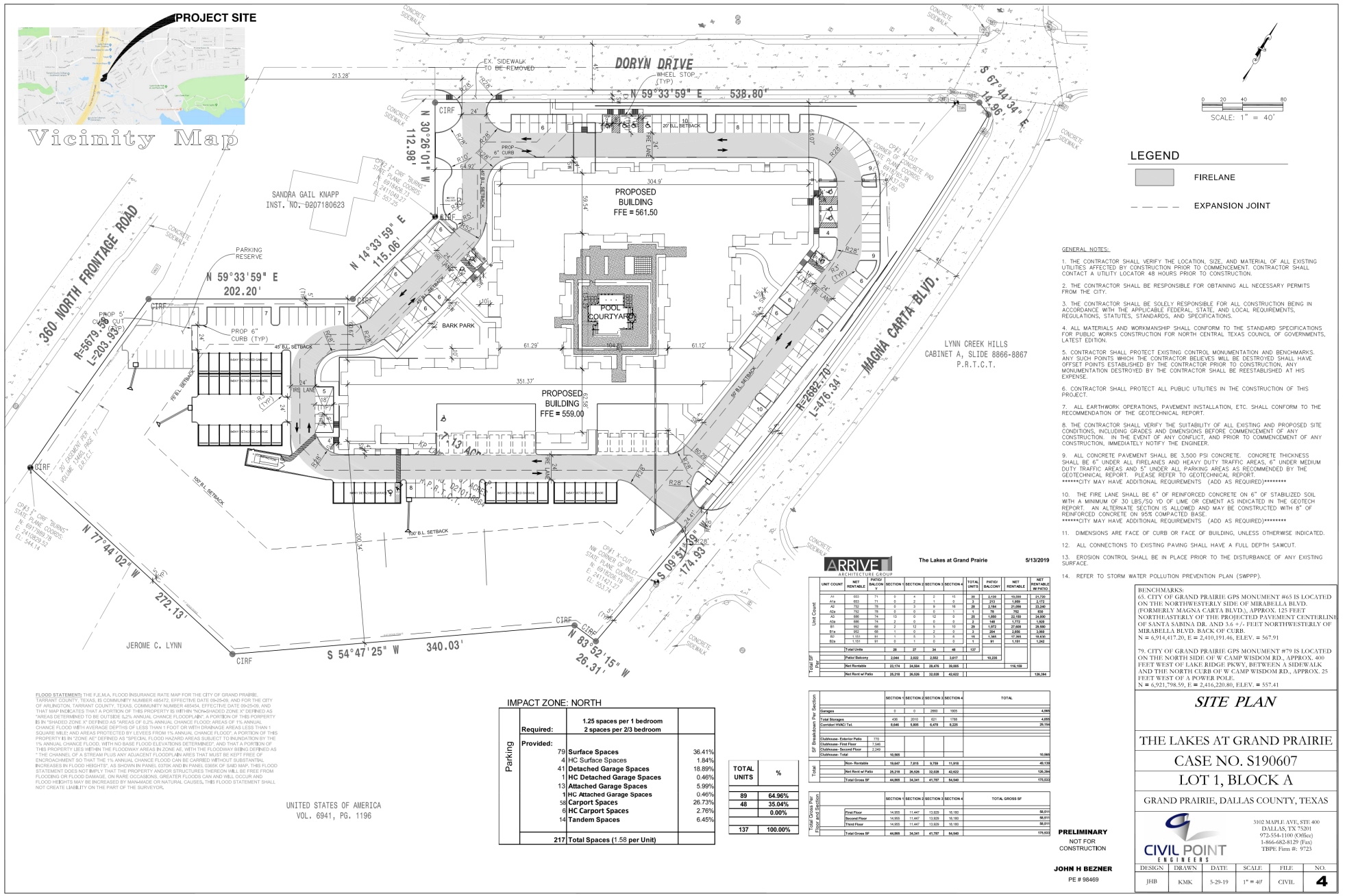

LEGEND

FIRELANE

EXPANSION JOINT

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.

4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.

5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.

6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.

7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.

8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.

9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
********CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)********

10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE.
********CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)********

11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.

12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.

13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

BENCHMARKS:
65. CITY OF GRAND PRAIRIE GPS MONUMENT #65 IS LOCATED ON THE NORTHWESTERLY SIDE OF MIRABELLA BLVD. (FORMERLY MAGNA CARTA BLVD.), APPROX. 125 FEET NORTHWESTERLY OF THE PROJECTED PAVEMENT CENTERLINE OF SANTA SABINA DR. AND 3.6 +/- FEET NORTHWESTERLY OF MIRABELLA BLVD. BACK OF CURB.
N = 6,914,417.20, E = 2,410,191.46, ELEV. = 567.91

79. CITY OF GRAND PRAIRIE GPS MONUMENT #79 IS LOCATED ON THE NORTH SIDE OF W CAMP WISDOM RD., APPROX. 400 FEET WEST OF LAKE RIDGE PKWY, BETWEEN A SIDEWALK AND THE NORTH CURB OF W CAMP WISDOM RD., APPROX. 25 FEET WEST OF A POWER POLE.
N = 6,921,798.59, E = 2,416,220.80, ELEV. = 557.41

FLOOD STATEMENT: THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, IS COMMUNITY NUMBER 485472, EFFECTIVE DATE 09-25-09, AND FOR THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, COMMUNITY NUMBER 485454, EFFECTIVE DATE 09-25-09, AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN". A PORTION OF THIS PORPERTY IS IN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". A PORTION OF THIS PROPERTY IS IN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED". AND THAT A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODWAY AREAS IN ZONE AE, WITH THE FLOODWAY BEING DEFINED AS " THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREA THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS", AS SHOWN IN PANEL 0370K AND IN PANEL 0385K OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

IMPACT ZONE: NORTH

Parking			
	Required:	1.25 spaces per 1 bedroom 2 spaces per 2/3 bedroom	
	Provided:		
	79	Surface Spaces	36.41%
	4	HC Surface Spaces	1.84%
	41	Detached Garage Spaces	18.89%
	1	HC Detached Garage Spaces	0.46%
	13	Attached Garage Spaces	5.99%
	1	HC Attached Garage Spaces	0.46%
	58	Carport Spaces	26.73%
	6	HC Carport Spaces	2.76%
	14	Tandem Spaces	6.45%
	217	Total Spaces (1.58 per Unit)	

TOTAL UNITS	%
89	64.96%
48	35.04%
	0.00%
137	100.00%

ARRIVE ARCHITECTURE GROUP — The Lakes at Grand Prairie — 5/13/2019

Unit Count

UNIT COUNT	NET RENTABLE	PATIO/ BALCONY	SECTION 1	SECTION 2	SECTION 3	SECTION 4	TOTAL UNITS	PATIO/ BALCONY	NET RENTABLE	NET RENTABLE W/ PATIO
A1	653	71	0	4	2	15	30	2,130	19,590	21,720
A1a	653	71	0	2	1	0	3	213	1,959	2,172
A2	752	78	0	3	9	16	28	2,184	21,056	23,240
A2a	752	78	0	0	0	1	1	78	752	830
A3	880	74	13	0	12	0	25	1,850	22,120	24,000
A3a	880	74	2	0	0	0	2	148	1,772	1,920
B1	952	68	2	12	5	10	29	1,972	27,608	29,580
B1a	952	68	1	0	2	0	3	204	2,856	3,060
B2	1,151	91	1	5	3	6	15	1,365	17,265	18,630
B2a	1,151	91	0	1	0	0	1	91	1,151	1,242
			Total Units				137			
			Patio/ Balcony					10,255		
			Net Rentable						156,159	
			Net Rent w/ Patio							166,384

Total SF Per

SF Breakdown Per Section

	SECTION 1	SECTION 2	SECTION 3	SECTION 4	TOTAL
Garages	0	0	2990	1905	4,895
Total Storages	430	2010	621	1769	4,830
Corridor/ HVAC/ Tel.	8,646	5,805	6,478	8,225	29,154
Clubhouse- Exterior Patio	770				
Clubhouse- First Floor	7,545				
Clubhouse- Second Floor	2,243				
Clubhouse- Total	10,565				10,565
Non- Rentable	19,647	7,815	9,759	11,918	49,139
Net Rent w/ Patio	35,218	26,526	32,028	42,622	136,394
Total Gross SF	44,865	34,341	41,787	54,540	175,533

Total

Total Gross Per Floor and Section

	SECTION 1	SECTION 2	SECTION 3	SECTION 4	TOTAL GROSS SF
First Floor	14,955	11,447	13,929	16,180	56,511
Second Floor	14,955	11,447	13,929	16,180	56,511
Third Floor	14,955	11,447	13,929	16,180	56,511
Total Gross SF	44,865	34,341	41,787	54,540	175,533

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

SITE PLAN

THE LAKES AT GRAND PRAIRIE

CASE NO. S190607

LOT 1, BLOCK A

GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CIVIL POINT ENGINEERS
3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	KMK	5-29-19	1" = 40'	CIVIL	4

CITY FILE NO: _____

CITY FILE NO _____