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ARISE GRAND PRAIRIE
FAMILY DEVELOPMENT

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PRELIMINARY
[NOT FOR CONSTRUCTION]
THIS DRAWING IS RELEASED
FOR THE PURPOSE OF
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AND IS NOT INTENDED FOR
PERMITTING, BIDDING, OR
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THESE PLANS WERE
PREPARED UNDER THE
DIRECT SUPERVISION OF
RICHARD C. ABBOTT, P.E.,
EXAS REG. #108439
DATE: XX/XX/XXXX

**CONCEPT SITE
PLAN**

SHEET NO.

C0.1

HPCE #18-270

CASE # - Z190602/CP190602

SITE DATA SUMMARY TABLE			
EXISTING ZONING/USE		GENERAL RETAIL/VACANT	
ZONING: C-2/COMM/EA		PG-367A	
PROPOSED USE:		RESIDENTIAL	
LOT AREA	CROSS AREA	14.43 AC	(63,835.53)
1.00 ACROSS	1.00 ACROSS	0.23 AC	(9,961.57)
PROP. EXMT AREA	PROP. EXMT AREA	0.00 AC	(0.00)
10.0 ACROSS	10.0 ACROSS	14.43 AC	(63,843.57)
PROP. NET AREA	PROP. NET AREA	14.43 AC	(63,844.57)
PARKING REQUIRED:		UNITS	
1.00 BEDROOM<1.25 SPACES	1.00 BEDROOM<1.25 SPACES	48	283
1.5 BEDROOM<1.25 SPACES	1.5 BEDROOM<1.25 SPACES	99	589
2.0 BEDROOM<1.25 SPACES	2.0 BEDROOM<1.25 SPACES	167	283
TOTALS:		283	
CARPORTR=30% OF REQ.		85	
DARKING PROVIDED:		UNITS	
STANDARD SPACES		103	
DETACHED GARAGE SPACES		119 (40%)	
TOTALS:		222	
DENSITY		11.5 UNITS/NET ACRE	
IMPERVIOUS AREA		375,564 SF (59.8%)	

LEGEND

	1 BEDROOM
	1.5 BEDROOM
	2 BEDROOM
	5' SIDEWALK
	3' SIDEWALK
	SIDEWALK (BY OTHERS)

LEGEND

SB	SET BACK LINE
RT	RIGHT-OF-WAY
DE	DRIVEWAY EASEMENT
UE	UTILITY EASEMENT
SE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PEO	PEDESTRIAN ACCESS EASEMENT
ESMT	EASEMENT
BFR	BARRIER FREE RAMP
BFR	BARRIER FREE RAMP
MRZ	WATER RESOURCE ZONE
	OPEN PARKING WITH NUMBER OF SPACES
	COVERED PARKING (GARPORT) WITH NUMBER OF SPACES
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	GRASS LINED SWALE
	PROPOSED WOOD FENCE
	PROPOSED MASONRY FENCE
	PROPOSED WROUGHT IRON FENCE
	ACCESSIBLE CROSSWALK
	PROPOSED PRELINE
	ALL-PAINT TO BE REINFORCED CONCRETE IN ACCORDANCE WITH CITY STANDARDS
	DUMPSTER ENCLOSURE
	MASONRY SCHEDULING WALL TO MATCH BUILDING WITH SOLID METAL GATES PER CITY DETAILS

FEMA FIRM MAP
MAP NUMBER: 48439C0370K
COUNTY: TARRANT COUNTY
EFFECTIVE MAP DATE: SEPTEMBER 25, 2009
FLOOD ZONE: NONE

- ## NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT.
 3. ALL DRIVEWAYS SHALL BE 12' WIDE BY 12' DEEP BY 12" MIN. 12'X12' INTERIOR DIMENSION.
 4. SEE LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. SEE C.O.S. FOR WATER RESOURCE ZONE DETAIL & NOTES.
 6. PROPOSED UNITS WILL NOT HAVE FIRE PLACES OR CHIMNEYS.
 7. UNITS WILL NOT BE FURNISHED. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO FURNISH.
 8. MAIN ENTRY TO HAVE STREET PAVING, DECORATIVE ROCKS, AND ENHANCED LANDSCAPING TO MEET THE REQUIREMENTS OF SECTION 10.04.01 OF THE UNIFIED DEVELOPMENT ORDINANCE.
 9. 6" MASSORY SCREENING FENCE ALONG CAMP WISDOM WITH COLUMNS TO BE SPACED AT 24" ON CENTER (MAX.) SCREENING AROUND THE PERIMETER OF PERMIT AREA. 6" MINIMUM FENCE.
 10. MAIL KIOSK TO BE LOCATED AT THE LEASING OFFICE.
 11. MINIMUM SEPARATION FROM WALL SURFACE BETWEEN INDIVIDUAL UNITS.

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CONCEPT SITE PLAN
ARISE GRAND PRAIRIE

14.436 ACRE TRACT OUT OF
J. ARMENDARIS SURVEY, ABSTRACT NO. 1766
J.W. BRANNON SURVEY, ABSTRACT NO. 156
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
August 5, 2019