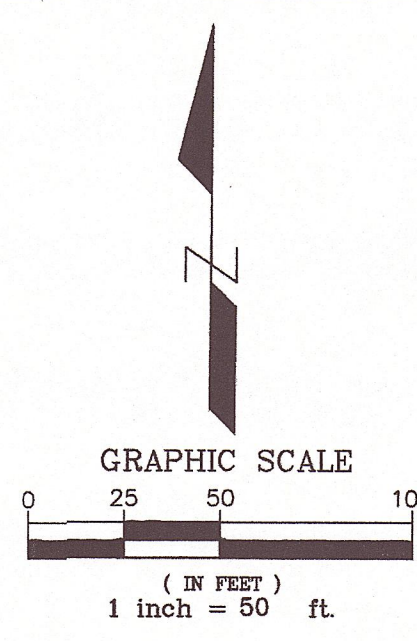
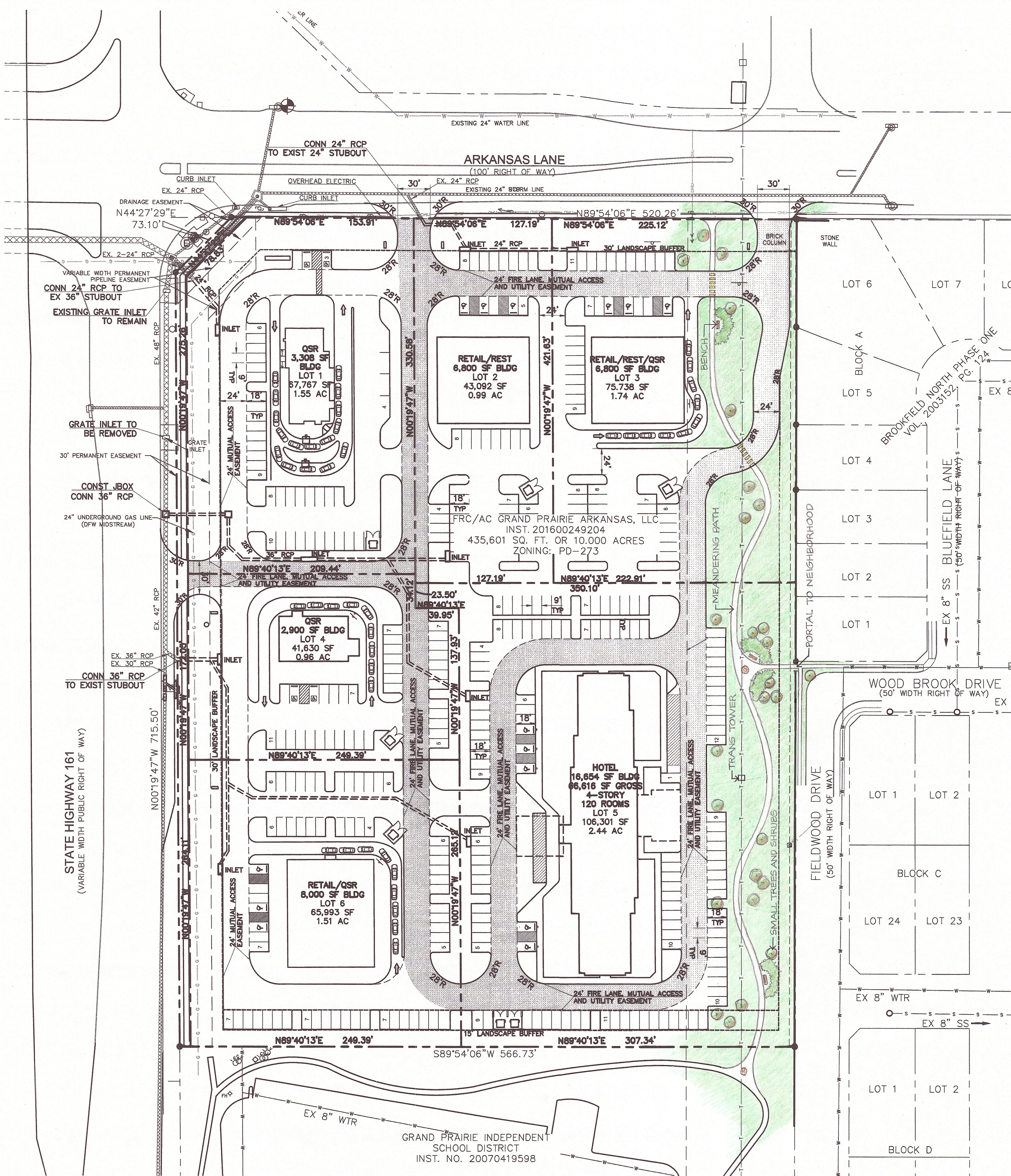




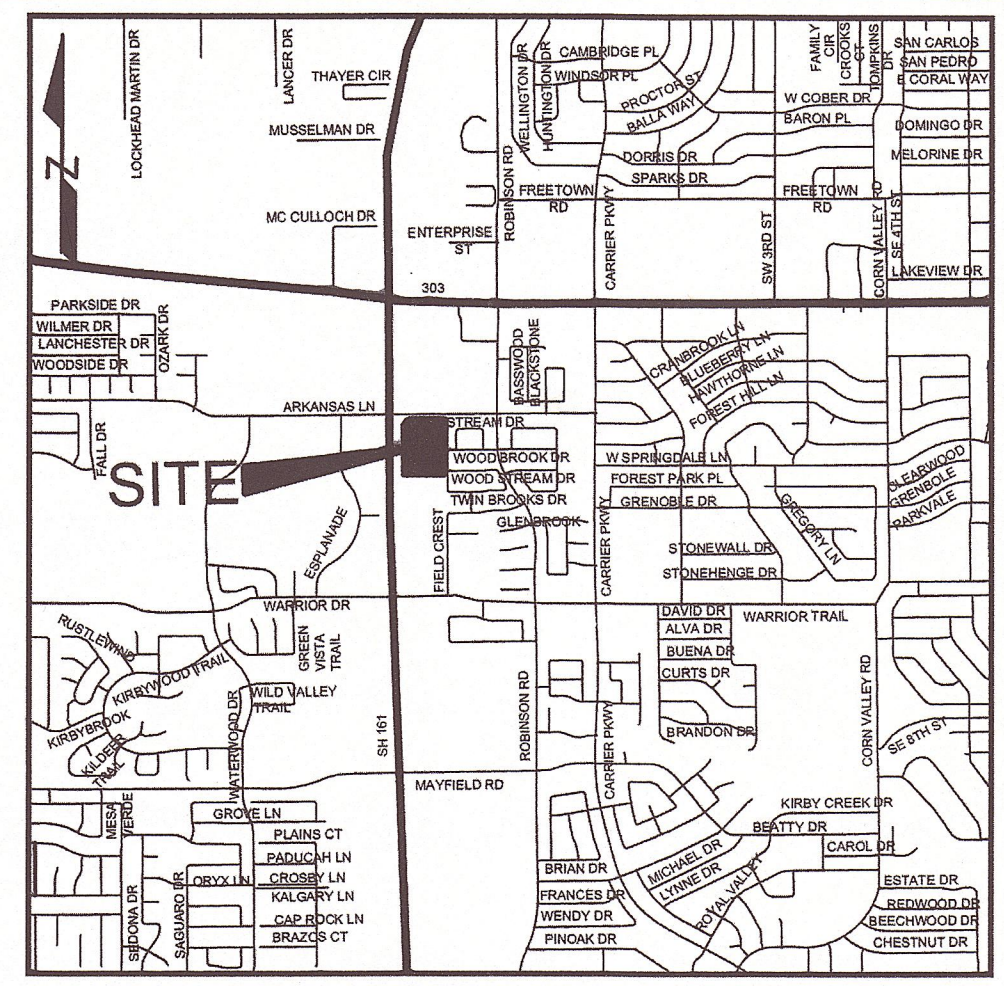
- LEGEND**
- 544 EXIST. CONTOUR
  - OHU OVERHEAD ELECTRIC LINE
  - W WATER LINE
  - S SANITARY SEWER LINE
  - EXISTING 24" RCP EXISTING STORM LINE
  - ELEC TRANSMISSION LINE
  - FLOW DIRECTION
  - INLET PROPOSED STORM DRAIN AND INLET
  - 24' FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT

**BENCH MARKS:**

ELEVATIONS ARE BASED ON CITY OF GRAND PRAIRIE VERTICAL CONTROL MONUMENTS. COORDINATES BASED ON NAD 1983 STATE PLAN TEXAS NORTH CENTRAL FIPS 4202 FEET COORDINATE SYSTEM

#1 BENCHMARK G.P.S. 36 STATION IS LOCATED APPROXIMATELY 69' EAST OF THE CENTERLINE INTERSECTION OF ROBINSON ROAD AND PIONEER PARKWAY (SPUR 303) IN THE CENTER MEDIAN, 9' NORTH OF CURB AND 56' EAST OF P-K NAIL FOUND IN WEST END OF MEDIAN. ELEVATION=527.75

#2 BENCHMARK G.P.S. 39 STATION IS LOCATED APPROXIMATELY 186' SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 59' WEST OF BUILDING CORNER AND 26' NORTHWEST FROM A 4" ELM TREE. ELEVATION=526.68



**Vicinity Map**  
SCALE: 1" = One-half mile

- NOTES:**
- TOPOGRAPHIC MAPPING BY PEISER & MANKIN SURVEYING L.L.C. DATED ON 11/20/2015.
  - BASE SITE PLAN DEVELOPED BY DONALD F. SOPRANZI, AIA 01/26/2017.
  - ALL WORK IN RIGHT-OF-WAY OF SH 161 PER TXDOT PERMIT UNDER SEPARATE SUBMITTAL.
  - THE EXISTING STORM DRAINS IN SH 161 AND ARKANSAS LANE WERE DESIGNED WITH CAPACITY TO ACCEPT THE SITE POST-DEVELOPMENT FOR A 100-YR EVENT. THE SITE WILL BE GRADED AND A STORM DRAIN SYSTEM DESIGNED TO DISTRIBUTE STORM WATER TO THE FOUR EXISTING CONNECTION POINTS AS SHOWN ON THE PLAN. THE POST-DEVELOPMENT RUNOFF QUANTITIES WILL NOT EXCEED CAPACITY OF THE PIPES. THE PIPES SHOWN ON THE PLAN ARE CONCEPTUAL.
  - THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL REVIEW OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, LANDSCAPING, PARKING LOT CONFIGURATION, DUMPSTER LOCATION, AND APPENDIX F REQUIREMENTS WILL BE CONDUCTED WITH THE SITE PLAN REVIEW.
  - IMPROVEMENTS PROPOSED WITHIN THE 100' TEXAS POWER & LIGHT COMPANY EASEMENT REQUIRE APPROVAL FROM ONCOR. WRITTEN CONSENT FROM ONCOR SHALL BE SUBMITTED TO THE CITY PRIOR TO SITE PLAN APPROVAL.

**DEVELOPER:**  
JCD Holdings, LLC  
8350 N Central Expy  
Suite 1300  
Dallas, TX 75206  
Chad DuBose  
(214) 891-3215

**OWNER:**  
FRC/AC Grand Prairie  
Arkansas, LLC  
P.O. Drawer 10287  
Greenville, SC 29603  
Jennifer Audi  
(843) 352-9710

| LOT 1<br>CONCEPT SITE DATA SUMMARY |                                 |
|------------------------------------|---------------------------------|
| ZONING                             | PD-273                          |
| PROPOSED LAND USE                  | RESTAURANT                      |
| LOT AREA / SQ. FT. AND ACRES       | 67,767 SQ. FT.<br>1.56 AC       |
| BUILDING FOOTPRINT                 | 3,308 SQ. FT.                   |
| GROSS BUILDING AREA                | 3,308 SQ. FT.                   |
| BLDG LOT COVERAGE                  | 5%                              |
| FLOOR AREA RATIO                   | 0.05:1                          |
| TOTAL PARKING REQUIRED             | 1654 SF/100 SQ. FT. =<br>17 SPC |
| PARKING PROVIDED                   | 36 Spaces                       |
| TOTAL ACC. SPACES REQUIRED         | 1 Spaces                        |
| TOTAL ACC. SPACES PROVIDED         | 2 Spaces                        |
| TOTAL PARKING PROVIDED             | 40 Spaces                       |
| IMPERVIOUS AREA                    | 46,390 SQ. FT.                  |
| PERVIOUS AREA                      | 21,377 SQ. FT.                  |
| PERVIOUS PERCENTAGE                | 32%                             |

| LOT 4<br>CONCEPT SITE DATA SUMMARY |                                   |
|------------------------------------|-----------------------------------|
| ZONING                             | PD-273                            |
| PROPOSED LAND USE                  | RESTAURANT                        |
| LOT AREA / SQ. FT. AND ACRES       | 41,630 SQ. FT.<br>0.96 AC         |
| BUILDING FOOTPRINT                 | 2,900 SQ. FT.                     |
| BLDG LOT COVERAGE                  | 7%                                |
| FLOOR AREA RATIO                   | 0.07:1                            |
| TOTAL PARKING REQUIRED             | REST 1,450/100SQ. FT. =<br>15 SPC |
| PARKING PROVIDED                   | 35 Spaces                         |
| TOTAL ACC. SPACES REQUIRED         | 1 Spaces                          |
| TOTAL ACC. SPACES PROVIDED         | 2 Spaces                          |
| TOTAL PARKING PROVIDED             | 37 Spaces                         |
| IMPERVIOUS AREA                    | 30,717 SQ. FT.                    |
| PERVIOUS AREA                      | 10,913 SQ. FT.                    |
| PERVIOUS PERCENTAGE                | 26%                               |

| LOT 2<br>CONCEPT SITE DATA SUMMARY |                                                                                    |
|------------------------------------|------------------------------------------------------------------------------------|
| ZONING                             | PD-273                                                                             |
| PROPOSED LAND USE                  | RESTAURANT/RETAIL                                                                  |
| LOT AREA / SQ. FT. AND ACRES       | 43,092 SQ. FT.<br>0.99 AC                                                          |
| BUILDING FOOTPRINT                 | 5,200 SQ. FT.                                                                      |
| GROSS BUILDING AREA                | 5,200 SQ. FT.                                                                      |
| BLDG LOT COVERAGE                  | 12%                                                                                |
| FLOOR AREA RATIO                   | 0.12:1                                                                             |
| TOTAL PARKING REQUIRED             | RETAIL = 2,700 SF/275 =<br>10 SPC<br>REST 2,050/100SQ. FT. =<br>21 SPC<br>31 TOTAL |
| PARKING PROVIDED                   | 43 Spaces                                                                          |
| TOTAL ACC. SPACES REQUIRED         | 2 Spaces                                                                           |
| TOTAL ACC. SPACES PROVIDED         | 3 Spaces                                                                           |
| TOTAL PARKING PROVIDED             | 46 Spaces                                                                          |
| IMPERVIOUS AREA                    | 37,924 SQ. FT.                                                                     |
| PERVIOUS AREA                      | 5,168 SQ. FT.                                                                      |
| PERVIOUS PERCENTAGE                | 12%                                                                                |

| LOT 5<br>CONCEPT SITE DATA SUMMARY |                                  |
|------------------------------------|----------------------------------|
| ZONING                             | PD-273                           |
| PROPOSED LAND USE                  | HOTEL                            |
| LOT AREA / SQ. FT. AND ACRES       | 133,486 SQ. FT.<br>3.06 AC       |
| BUILDING FOOTPRINT                 | 16,654 SQ. FT.                   |
| GROSS BUILDING AREA                | 66,616 SQ. FT.                   |
| BLDG LOT COVERAGE                  | 12%                              |
| FLOOR AREA RATIO                   | 0.50:1                           |
| TOTAL PARKING REQUIRED             | HOTEL = 1/RM PLUS 4<br>124 TOTAL |
| PARKING PROVIDED                   | 119 Spaces                       |
| TOTAL ACC. SPACES REQUIRED         | 5 Spaces                         |
| TOTAL ACC. SPACES PROVIDED         | 5 Spaces                         |
| TOTAL PARKING PROVIDED             | 124 Spaces                       |
| IMPERVIOUS AREA                    | 81,700 SQ. FT.                   |
| PERVIOUS AREA                      | 51,786 SQ. FT.                   |
| PERVIOUS PERCENTAGE                | 39%                              |

| LOT 3<br>CONCEPT SITE DATA SUMMARY |                                                                                    |
|------------------------------------|------------------------------------------------------------------------------------|
| ZONING                             | PD-273                                                                             |
| PROPOSED LAND USE                  | RESTAURANT/RETAIL                                                                  |
| LOT AREA / SQ. FT. AND ACRES       | 75,736 SQ. FT.<br>1.74 AC                                                          |
| BUILDING FOOTPRINT                 | 6,800 SQ. FT.                                                                      |
| GROSS BUILDING AREA                | 6,800 SQ. FT.                                                                      |
| BLDG LOT COVERAGE                  | 9%                                                                                 |
| FLOOR AREA RATIO                   | 0.09:1                                                                             |
| TOTAL PARKING REQUIRED             | RETAIL = 2,800 SF/275 =<br>11 SPC<br>REST 2,000/100SQ. FT. =<br>20 SPC<br>31 TOTAL |
| PARKING PROVIDED                   | 53 Spaces                                                                          |
| TOTAL ACC. SPACES REQUIRED         | 2 Spaces                                                                           |
| TOTAL ACC. SPACES PROVIDED         | 3 Spaces                                                                           |
| TOTAL PARKING PROVIDED             | 56 Spaces                                                                          |
| IMPERVIOUS AREA                    | 48,625 SQ. FT.                                                                     |
| PERVIOUS AREA                      | 27,113 SQ. FT.                                                                     |
| PERVIOUS PERCENTAGE                | 36%                                                                                |

| LOT 6<br>CONCEPT SITE DATA SUMMARY |                                                                          |
|------------------------------------|--------------------------------------------------------------------------|
| ZONING                             | PD-273                                                                   |
| PROPOSED LAND USE                  | RESTAURANT/RETAIL                                                        |
| LOT AREA / SQ. FT. AND ACRES       | 65,993 SQ. FT.<br>1.51 AC                                                |
| BUILDING FOOTPRINT                 | 8,000 SQ. FT.                                                            |
| GROSS BUILDING AREA                | 8,000 SQ. FT.                                                            |
| BLDG LOT COVERAGE                  | 12%                                                                      |
| FLOOR AREA RATIO                   | 0.12:1                                                                   |
| TOTAL PARKING REQUIRED             | RETAIL = 6,200 SF/275 =<br>23 SPC<br>REST 900/100SQ. FT. = 9<br>32 TOTAL |
| PARKING PROVIDED                   | 58 Spaces                                                                |
| TOTAL ACC. SPACES REQUIRED         | 2 Spaces                                                                 |
| TOTAL ACC. SPACES PROVIDED         | 3 Spaces                                                                 |
| TOTAL PARKING PROVIDED             | 61 Spaces                                                                |
| IMPERVIOUS AREA                    | 46,064 SQ. FT.                                                           |
| PERVIOUS AREA                      | 19,929 SQ. FT.                                                           |
| PERVIOUS PERCENTAGE                | 30%                                                                      |

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

**DEVELOPER:**  
JCD Holdings, LLC  
8350 N Central Expy  
Suite 1300  
Dallas, TX 75206

**CONCEPT PLAN  
CONCEPT SITE LAYOUT**

Scale: 1" = 50'  
Designed by: BTW  
Drawn by: BTW  
Checked by: BTW  
622-01DWG/CP1 CONCEPT PLAN  
Date: 02/22/2017

**SHEET  
CP2  
2 OF 2**

CASE NO. CP170301