



City of Dallas
Department of Public Works
Planning and Development
652016
Date of Review for Regulatory
Approval
FOR CONSTRUCTION

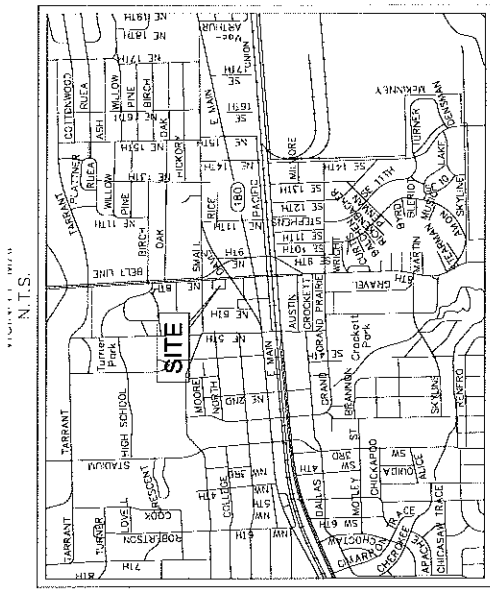
Philip B. Townsend, R.A.
Architect, Building Code Consultant
4813 Mitty Valley West
Grand Prairie, Texas 75010
940-642-3590

Case No. S16701
Site Plan
Approval

A Site Analysis
KP Star Investments
203 N. Beltline Road
Grand Prairie, Texas

Job No.
Date:
Aug. 2016
Drawn By:
PT

Sheet Title:
Exterior
Elevations
Sheet No.
1 of 3



IMPERVIOUS COVER TABULATION
BUILDING: 9,100 S.F.
PARKING: 15,092 S.F.
SIDEWALKS: 1,529 S.F.
TOTAL: 25,721 S.F. OF IMPERVIOUS COVER

FLOOR AREA RATIO (FAR):
BUILDING: 9,100 S.F. /
30,259 LOT S.F. = 30 FAR

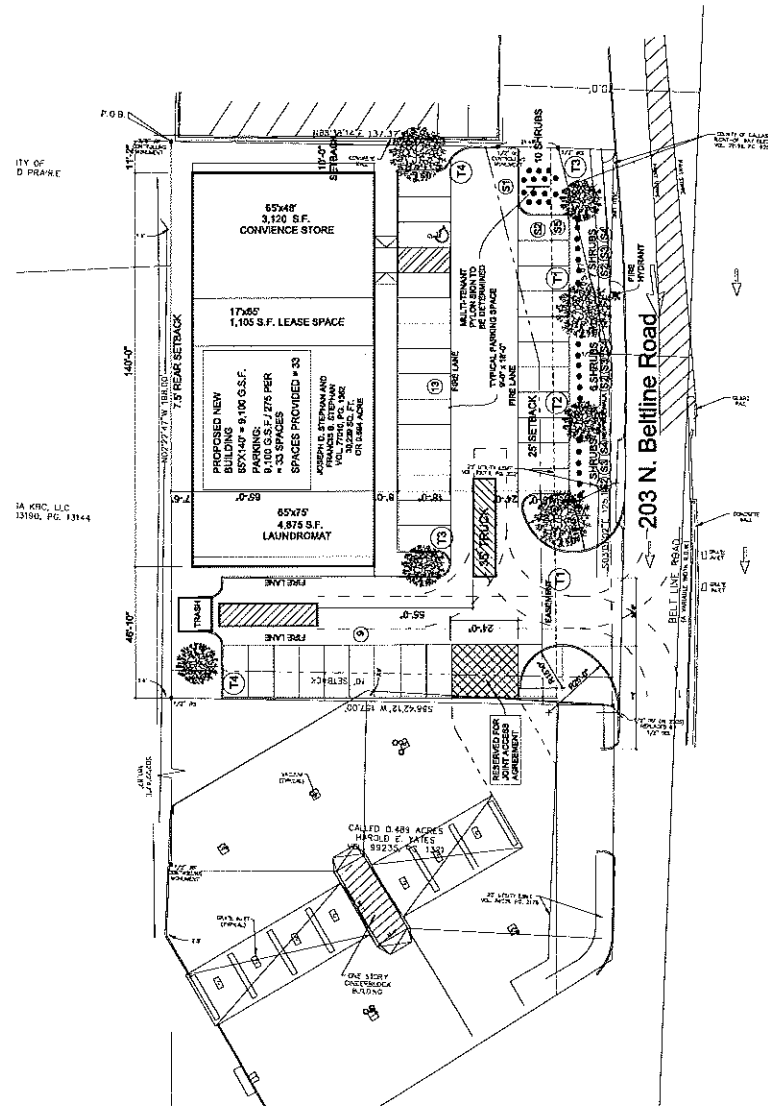
PARKING TABULATION:
BUILDING: 9,100 S.F. / 275 S.F. PER
SPACE = 33 SPACES REQUIRED
(1 H.C.)
SPACES PROVIDED = 33 (1 H.C.)

LANDSCAPING REQUIREMENTS:
FOR "C" COMMERCIAL = 5%
30,230 G.S.F. LOT x 5% = 1,512 G.S.F.
REQUIRED.
2,436 S.F. PROVIDED AT FRONTAGE
(p.6%) 200 L.F. AT FRONTAGE / 50' =
4 TREES REQUIRED.
SHRUB REQUIREMENTS: 1 SHRUB PER 50 S.F. OF
REQUIRED LANDSCAPE AREA 1,512 GSF / 50 = 30
SHRUBS

Planning Department

AUG 19 2016

Received



Scale: 1" = 20'-0"

Proposed Site Plan

MARK	QTY.	CATEGORY/TYPE	COMMON NAME	SCIENTIFIC NAME
T1	2	CANOPY	LIVE OAK	QUERCUS VIRGINIANA
T2	1	UNDERSTORY	OKLAHOMA RED BUD	QUERCUS CANADENSIS
T3	2	UNDERSTORY	POSSUMHAW HOLLY	CERCIS CANADENSIS
T4	2	UNDERSTORY	BRADFORD PEAR	PIRUS DECIDUA
S1	4	SHRUBS	LINEATE	HYDRANGEA PANDICULATA
S2	7	SHRUBS	DWARF CHINESE	LIEX CORNUTA
S3	4	SHRUBS	DWARF YAMON	LIEX VOMITORIA
S4	6	SHRUBS	DWARF CRISTE MYRTLE	LAGERSTROMIA INDICA
S5	6	SHRUBS	COMMON PYRAMID BARBERRY	LAGERSTROMIA INDICA



Received



City of Dallas
Planning Department
5/16/2016
TAS of Plans for Major Roadway
FOR Construction

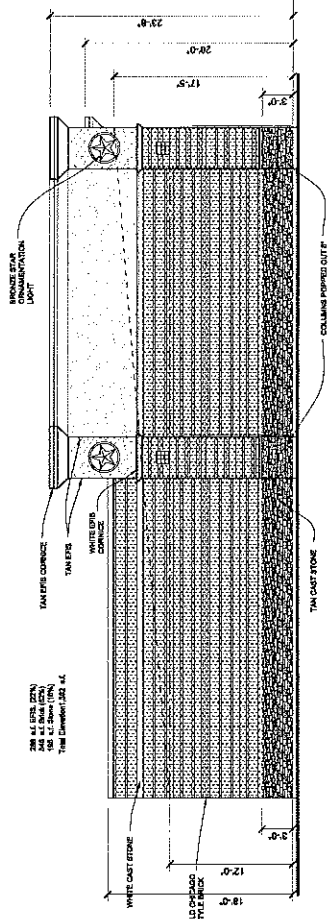
PHILIP B. TOWNSEND, R.A.
Architect, Building Code Consultant
4813 Midway Valley West
Plano, TX 75075
940-642-3590
www.philipbtownsend.com

Case No. S160701
Site Plan
Approval

A Site Analysis
for
KP Star Investments
203 N. Ballline Road
Grand Prairie, TX

Job No.
Date:
May 2016
Drawn By:
PT

Sheet Title:
Exterior
Elevation
Sheet No.
3 of 3



Left Side Elevation (Right Side O.H.)

Planning Department

AUG 19 2016

Received



City of Dallas
NOT for Record
Approved
August 19, 2016
Date of Issue for Regulatory
Purpose
FOR CONSTRUCTION

PHILIP B. TOWNSEND, R.A.
Architect, Interior Design, Program Manager,
4513 McKinney Parkway West
West Dallas, Texas 75205
940-642-3590

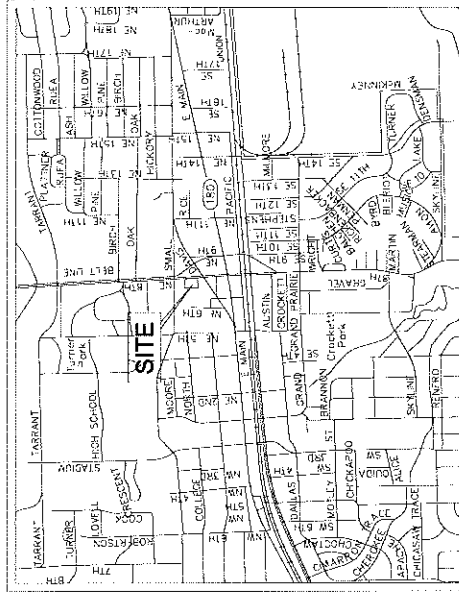
Site Plan
Approval
Case No. S160701

A Site Analysis
for
KPS Star Investments
203 N. Bellline Road
Grand Prairie, Texas

Job No.
Date:
Aug. 2016
Drawn By:
PT

Sheet Title:
Exterior
Elevations
Sheet No.
1 of 3

VICINITY MAP
N.T.S.



IMPERVIOUS COVER TABULATION
BUILDING: 9,100 S.F.
PARKING: 15,092 S.F.
SIDEWALKS: 1,529 S.F.
TOTAL: 25,721 S.F. OF IMPERVIOUS COVER

FLOOR AREA RATIO (FAR):
BUILDING: 9,100 S.F. /
30,230 S.F. = .30 FAR

PARKING TABULATION:
BUILDING: 9,100 S.F. / 275 S.F. PER
SPACE = 33 SPACES REQUIRED
(1 H.C.)
SPACES PROVIDED = 33 (1 H.C.)

PROJECT LIES WITHIN THE
DOWNTOWN OVERLAY DISTRICT
ZONED 'C' - COMMERCIAL

PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD
PLANE

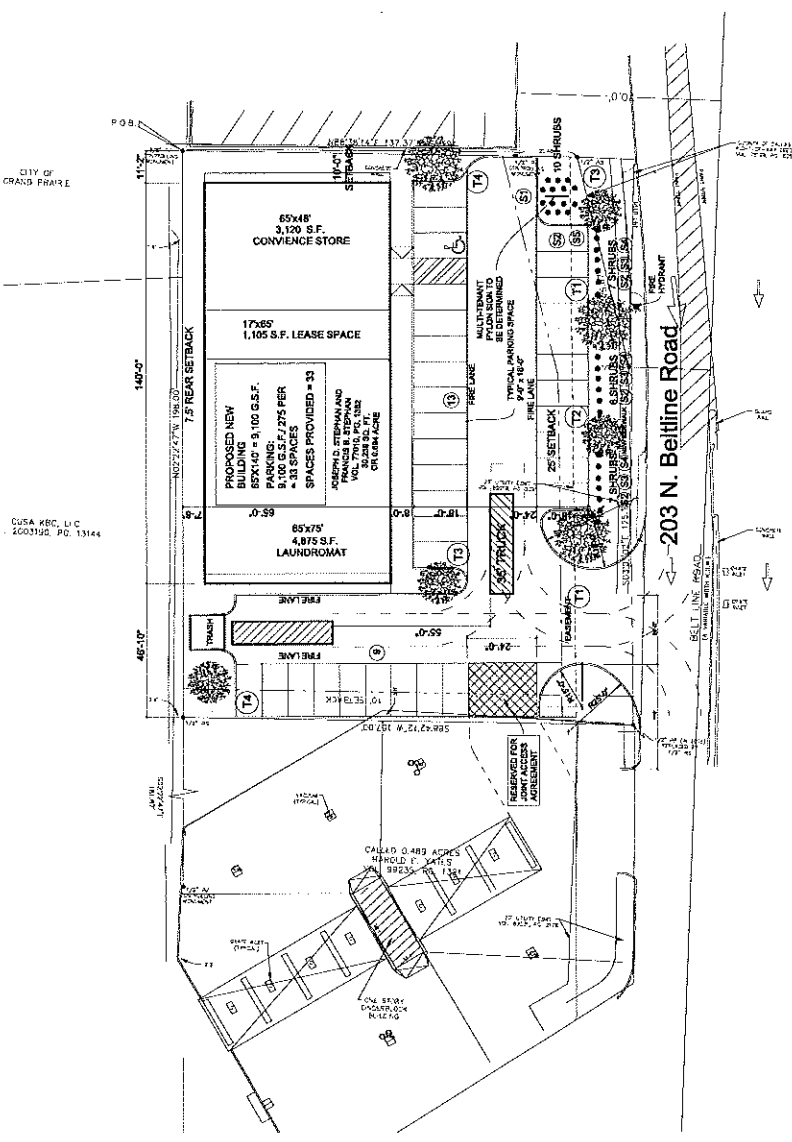
Owner/Developer:
KPS Star Investments, LLC
Contact: Khiam Phan
1611 Park Garden Ct.
Cedar Hill, TX 75104
972-886-8927
email: khiamphan57@yahoo.com

LANDSCAPING REQUIREMENTS:
FOR 'C' COMMERCIAL = 5%
30,230 G.S.F. LOT x 5% = 1,512 G.S.F.
REQUIRED.
2,436 S.F. PROVIDED AT FRONTAGE
(78%) 200 L.F. AT FRONTAGE / 50' =
4 TREES REQUIRED.
SHRUB REQUIREMENTS: 1 SHRUB PER 50 SF. OF
REQUIRED LANDSCAPE AREA 1,512 GSF / 50 = 30
SHRUBS

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Scale: 1" = 20'-0"

Proposed Site Plan

MARK	QTY	CATEGORY/TYPE	COMMON NAME	SCIENTIFIC NAME
T1	2	CANDY	LIVE OAK	QUERCUS VIRGINIANA
T2	1	UNDERSTORY	OKLAHOMA RED BUD	QUERCUS CANADENSIS V. TEXENSIS 'OKLAHOMA'
T3	2	UNDERSTORY	POSSUMHAW HOLLY	ILEX DECIDUA 'POSSUM HAW'
T4	4	SHRUBS	BRAEFORD PEAR	PIRUS CALLERYANA 'ARISTOCRAT'/'BRADFORD'
S1	4	SHRUBS	LINEUTE	HYDRANGEA PANCULATA
S2	7	SHRUBS	DWARF CHINESE	LEX CORNUTA 'HOTUNDA'
S3	6	SHRUBS	DWARF YALPOON	LEX VOMITORIA 'NANA'
S4	6	SHRUBS	DWARF CREPE MYRTLE	LAGERSTROMIA INDICA
S5	6	SHRUBS	CRUISER PLANT BARBERY	LAGERSTROMIA INDICA



City of Dallas
Planning Department
5/15/2016
TAS and/or Permitting Approval
FOR Construction

PHILIP B. TOWNSEND, R.A.
Architect, Historic Design, Program Manager,
Parker, Building Code Consultant,
4813 Melby Valley West
Wichita Falls, Texas 76310
940-642-3590

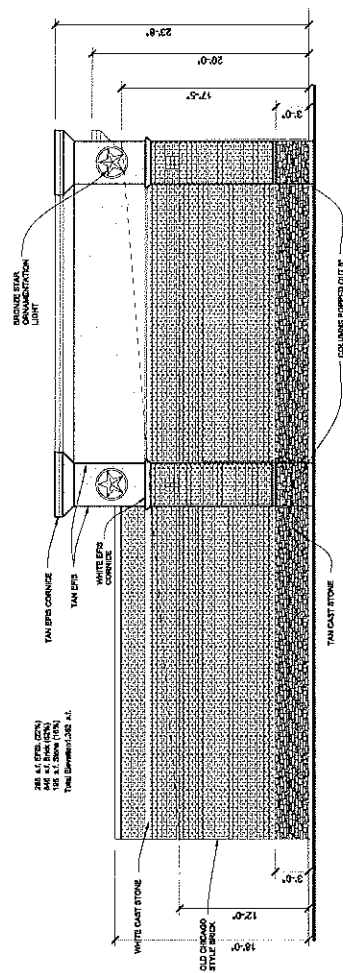
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May 2016
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Exterior
Elevation
Sheet No.
3 of 3



Left Side Elevation (Right Side O.H.) Scale: 3/16"=1'-0"

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