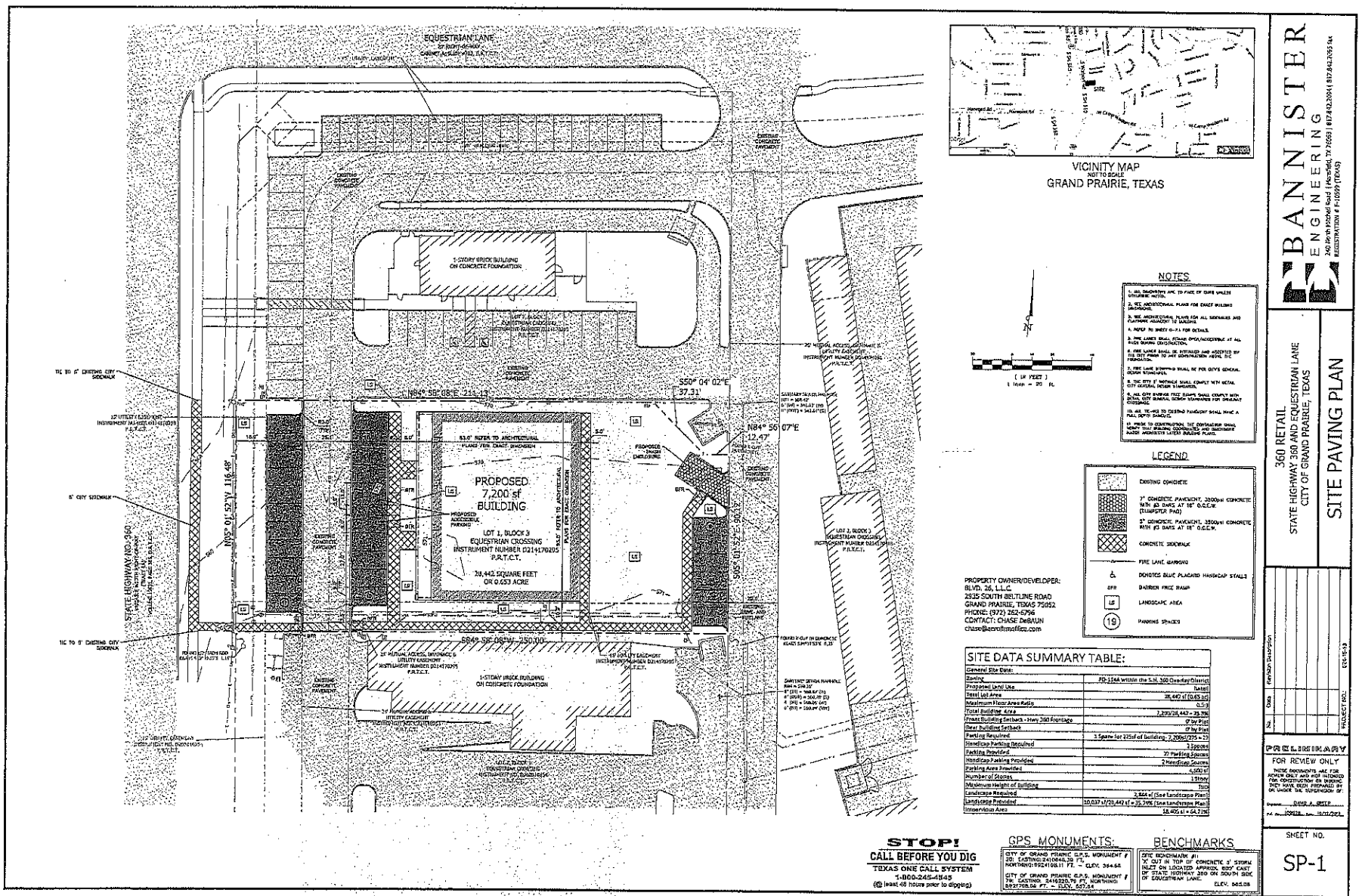

VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SEE ARCHITECTURAL PLANS FOR ALL SIDEWALKS AND PAVEMENT ADJACENT TO BUILDING.
4. REFER TO SHEET G-7.1 FOR DETAILS.
5. FIRE LANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
6. FIRE LANES SHALL BE INSTALLED AND ACCEPTED BY FIRE DEPT. PRIOR TO ANY CONSTRUCTION VERTICAL BUILDING.
7. FIRE LANE STRIPING SHALL BE PER CITY'S GENERAL DESIGN STANDARDS.
8. ALL CITY & UTILITY WORK SHALL COMPLY WITH DETAIL SET GENERAL DESIGN STANDARDS.
9. ALL CITY ENTRANCE FIRE RAMPS SHALL COMPLY WITH DETAIL SET GENERAL DESIGN STANDARDS FOR DRAINAGE CONSIDERATIONS.
10. ALL TIE-INS TO EXISTING PAVEMENT SHALL MAKE A FULL DEPTH SAWCUT.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT BENCHMARKS AND CONTROLS ARE ACCURATE AND REPRESENTED LATEST BUILDING PLANS.

LEGEND

- EXISTING CONCRETE
- 7" CONCRETE PAVEMENT, 3000psi CONCRETE WITH #3 BARS AT 18" O.C.E.W. (DUMPSTER PAD)
- 5" CONCRETE PAVEMENT, 3000psi CONCRETE WITH #3 BARS AT 18" O.C.E.W.
- CONCRETE SIDEWALK
- FIRE LANE MARKING
- DENOTES BLUE PLACARD HANDICAP STALLS
- DRR — BARRIER FREE RAMP
- LS — LANDSCAPE AREA
- (19) — PARKING SPACES

PROPERTY OWNER/DEVELOPER:
BLVD. 26, L.L.C.
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TEXAS 75052
PHONE: (972) 262-6766
CONTACT: CHASE DeBAUN
chase@aerofinnoffice.com

SITE DATA SUMMARY TABLE:

General Site Data:	
Zoning	PD-116A Within the S.H. 360 Overlay District
Proposed Land Use	Retail
Total Lot Area	28,442 sf (0.65 ac)
Maximum Floor Area Ratio	0.5:1
Total Building Area	7,200/28,442 = 25.3%
Front Building Setback - Hwy 360 Frontage	0' by Plat
Rear Building Setback	0' by Plat
Parking Required	1 Space for 225sf of Building: 7,200sf/225 = 32
Handicap Parking Required	3 Spaces
Parking Provided	30 Parking Spaces
Handicap Parking Provided	2 Handicap Spaces
Parking Area Provided	4,000 sf
Number of Stories	1 Story
Maximum Height of Building	30ft
Landscape Required	2,844 sf (See Landscape Plan)
Landscape Provided	10,037 sf/28,442 sf = 35.29% (See Landscape Plan)
Impervious Area	18,405 sf = 64.71%

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(at least 48 hours prior to digging)

GPS MONUMENTS:

CITY OF GRAND PRAIRIE G.P.S. MONUMENT # 20: EASTING: 2410848.39 FT., NORTHING: 6952410811 FT. ~ ELEV. 564.64

CITY OF GRAND PRAIRIE G.P.S. MONUMENT # 19: EASTING: 2416220.79 FT. NORTHING: 6952758.56 FT. ~ ELEV. 557.64

BENCHMARKS

SITE BENCHMARK #1:
"X" CUT IN TOP OF CONCRETE 5' STORM INLET ON LOCATED APPROX. 600' EAST OF STATE HIGHWAY 360 ON SOUTH SIDE OF EQUESTRIAN LANE.
ELEV. 565.05

CASE NUMBER: SU/S

BANNISTER ENGINEERING
240 North Hartnell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-11099 (TEXAS)

360 RETAIL
STATE HIGHWAY 360 AND EQUESTRIAN LANE
CITY OF GRAND PRAIRIE, TEXAS

SITE PAVING PLAN

No.	Date	Revision Description

PROJECT NO.: 026-15-19

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION OR BIDDING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Drawn: DAVID A. SMITH
P.E. No.: 109328 Date: 10/22/2015

SHEET NO.
SP-1

Exhibit A