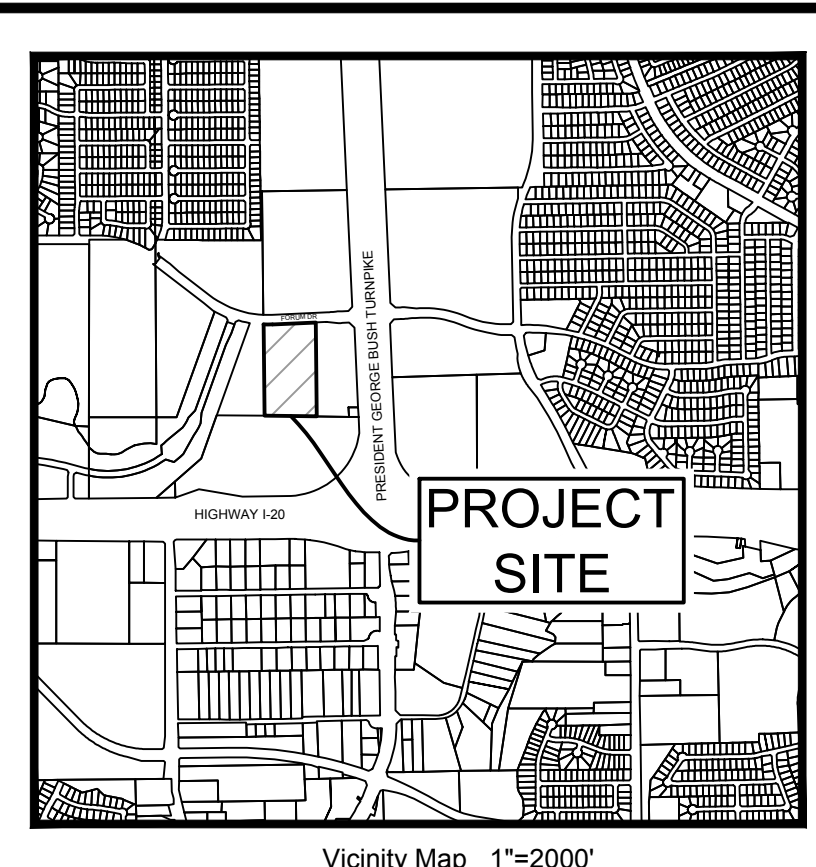
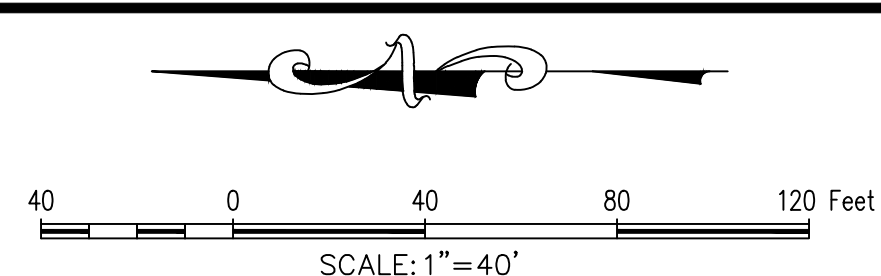
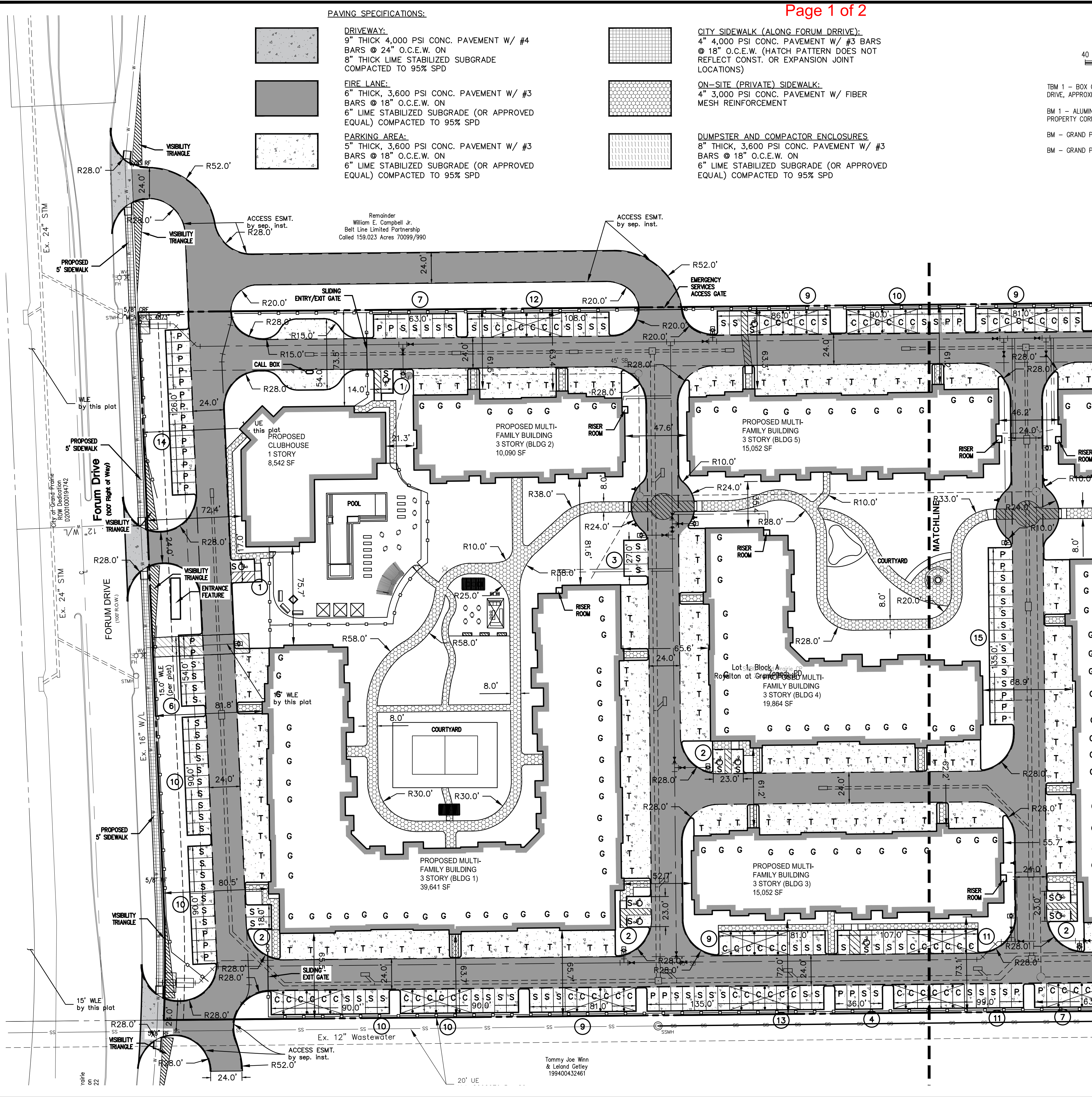
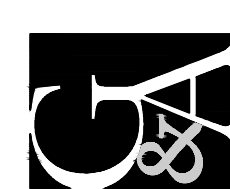




**The John R. McAdams
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111 Hillside Drive
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972.436.9712

201 Country View Drive
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940.240.1012

BPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com



ROYALTON @ GRAND PRAIRIE
www.mcadamsco.com

ROYALTON ® GRAND PRAIRIE
ROYALTON ® GRAND PRAIRIE ADDITION
 Lot 1, Block A
 11.997 Acres
 in the
FREDERICK DOHME SURV. ABST. NO. 395
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

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INTERIM REVIEW AND IS
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OR PERMIT PURPOSES.

G&A I MCADAMS,
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 5/1/2019

Drawn By: AR
Date: 02/14/2019
Scale: 1"=40'
Revisions:
03/18/2019

WBC-19000

C3

SITE PLAN
ROYALTON ® GRAND PRAIRIE
ADDITION
Lot 1, Block A
11.997 Acres/522589.32 SF
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
SWBC REAL ESTATE, LLC
5949 SHERRY LANE, STE 750
DALLAS, TX 75225
Ph. (214) 924-4156
Contact: SPENCER BYINGTON

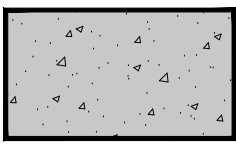


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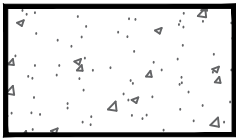
PAVING SPECIFICATIONS:



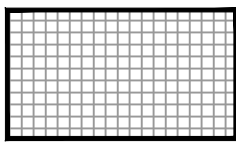
DRIVEWAY:
9" THICK 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 24" O.C.E.W. ON 8" THICK LIME STABILIZED SUBGRADE COMPACTED TO 95% SPD



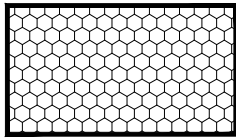
FIRE LANE:
6" THICK, 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE (OR APPROVED EQUAL) COMPACTED TO 95% SPD



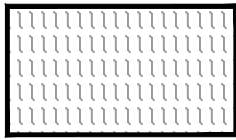
PARKING AREA:
5" THICK, 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE (OR APPROVED EQUAL) COMPACTED TO 95% SPD



CITY SIDEWALK (ALONG FORUM DRIVE):
4" 4,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (HATCH PATTERN DOES NOT REFLECT CONST. OR EXPANSION JOINT LOCATIONS)



ON-SITE (PRIVATE) SIDEWALK:
4" 3,000 PSI CONC. PAVEMENT W/ FIBER MESH REINFORCEMENT



DUMPSTER AND COMPACTOR ENCLOSURES
8" THICK, 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE (OR APPROVED EQUAL) COMPACTED TO 95% SPD



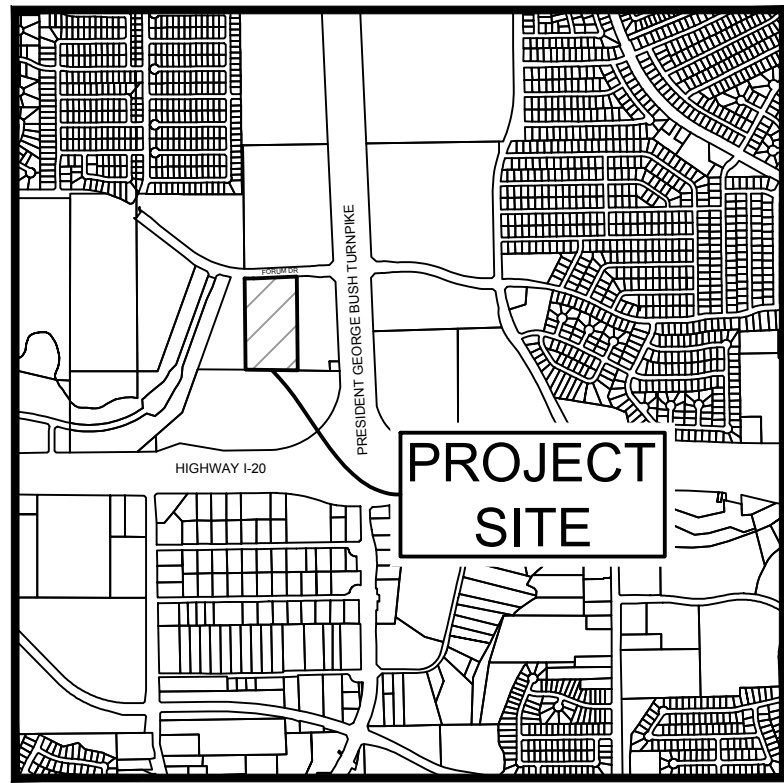
SCALE: 1"=40'

TBM 1 - BOX CUT ON FIRE HYDRANT APRON ALONG FORUM DRIVE, APPROXIMATELY 429.18' FROM NORTHWESTERN PROPERTY CORNER. ELEV.=533.85

BM 1 - ALUMINUM DISK LOCATED APPROXIMATELY 337.05' EAST OF SOUTH EASTERN PROPERTY CORNER. ELEV.=532.24

BM - GRAND PRAIRIE MONUMENT #38 ELEV. = 564.65

BM - GRAND PRAIRIE MONUMENT #18 ELEV. = 520.49



Vicinity Map 1"=2000'

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McADAMS



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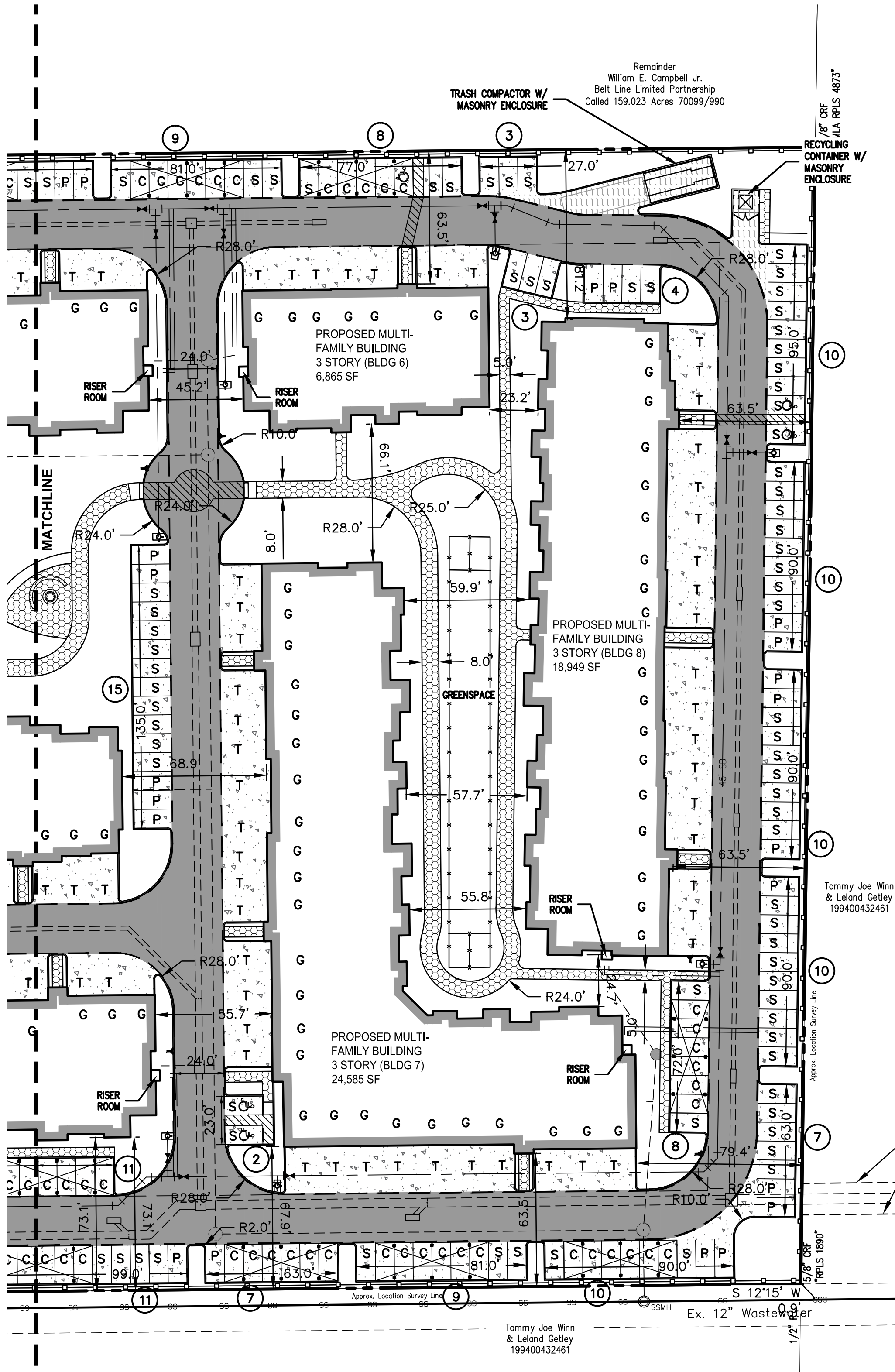
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Drawn By: AR
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C4

CITY FILE XXXX
CASE NO. S190501



SITE DATA

TOTAL SITE AREA: 11.997 ACRES
TOTAL IMPERVIOUS AREA: 513,640.95 SF
NO FLOOD PLAIN
NO WET LANDS
ZONING: PD-382
300 UNITS
25.00 UNITS/ACRES
3-STORY RESIDENTIAL BUILDINGS
1-STORY CLUBHOUSE

BUILDING SETBACKS

- FRONT (FORUM DRIVE) - 30'-0"
- REAR - 45'-0"
- SIDES - 45'-0"

LOT COVERAGE SUMMARY

BUILDING TYPE	TOTAL SQUARE FOOTAGE
- TYPE 'A' (3 STORY)	65,810
- TYPE 'B' (3 STORY)	19,350
- TYPE 'C' (3 STORY)	55,910
- TYPE 'D' (3 STORY)	34,730
- TYPE 'E' (3 STORY)	13,350
- TYPE 'F' (3 STORY)	42,945
- TYPE 'G' (3 STORY)	34,365

TOTAL SQUARE FOOTAGE 266,460
LOT COVERAGE 50.99%

(BUILDING TYPE REFERS TO ARCHITECTURAL DESIGNATIONS; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

UNIT SUMMARY

UNIT TYPE	# UNITS	TOTAL SQUARE FOOTAGE
- A1	47	30,550
- A2	43	31,175
- A3	37	28,675
- A4	29	23,780
- A5	24	19,680
- B1	45	45,000
- B2	30	33,750
- B3	30	35,100
- C1	15	18,750
TOTAL	300	266,460

(UNIT TYPE REFERS TO ARCHITECTURAL DESIGNATIONS; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

LANDSCAPE COVERAGE

3.27 ACRES 142,359 SQUARE FEET

IMPACT ZONE: NORTH

PARKING SUMMARY

PARKING SPACE REQUIREMENTS

- 1 BEDROOM UNIT	180 (60%) X 1.25 SP./UNIT	225
- 2&3 BEDROOM UNITS	120 (40%) X 2.00 SP./UNIT	240
- TOTAL PARKING		465

PARKING SPACES PROVIDED

	PROVIDED	REQUIRED
GARAGES		
- ATTACHED GARAGES	153	140
SURFACE SPACES		
- GARAGE TANDEM	151	
- UNCOVERED SPACES	140	185
- UNCOVERED ACCESSIBLE SPACES (3 VAN ACCESSIBLE)	10	
- COVERED SPACES	94	93
- COVERED ACCESSIBLE SPACES	2	
- GUEST PARKING	47	47

TOTAL PARKING SPACES 597
RATIO (PARKING:UNIT) 1.99/UNIT 1.55/UNIT

PARKING KEY

- P - GUEST PARKING
- S - SURFACE PARKING
- C - COVERED PARKING
- G - GARAGE PARKING
- T - TANDEM PARKING

- NO. OF SPACES

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