



LOT 1, BLOCK A
HOMESTEAD FUNERAL HOME OF GRAND PRAIRIE
VOL. 60943, PG. 2006
P.R.D.C.T.

WARRIOR TRAIL
EAST WARRIOR TRAIL
(=45 ASPHALT SURFACE, 80' R.O.W.)

BLOCK 1
NICKLAS ADDITION
INST. NO. 2001000056810, P.B.D.C.T.

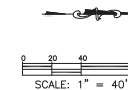
SITE DATA TABLE

PARKING REQUIREMENT:
97 1 BR UNIT x 1.25 SPACES / UNIT = 121 SPACES
57 2 BR UNIT x 2 SPACES / UNIT = 114 SPACES
235 SPACES REQUIRED INCLUDING 7 HANDICAP

TOTAL PARKING PROVIDED = 242 SPACES
INCLUDING 7 HANDICAP SPACES PROVIDED
CARPORT SPACES PROVIDED = 114 SPACES
GARAGE SPACE PROVIDED = 36

OVERALL DENSITY:
154 UNITS / 7.737 = 19.9 UNITS / ACRE

FEMA NOTE:
THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS
SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP DATED
JULY 7, 2014, AND IS LOCATED IN COMMUNITY NUMBER 485472,
AS SHOWN ON MAP AREA NUMBER 48133C0455L. THE LOCATION
OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM
WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT
FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-877-FEMA-MAP.



LEGEND



FIRELANE

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
 4. ALL MATERIALS AND WORKSMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION.
 5. CONTRACTOR SHALL PROTECT EXISTING CONCRETE MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
 8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
 9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
- *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
10. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
 11. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL HAVE A FULL DEPTH SAWCUT.
 12. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 13. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

PRAIRIE LAKES LUXURY LIVING ADDITION
Being 7.695 Acres
Called 7.737 Acres in the
J.M. Graves Survey, Abstract No. 512
City of Grand Prairie, Dallas County, Texas

BENCHMARKS:

16. CITY OF GRAND PRAIRIE GPS MONUMENT #16 AT THE SOUTHEAST CORNER OF SE 14TH ST AND SFUR 303 (PIONEER PARKWAY).
N: 2116182.490, E: 741995.419
ELEVATION: 146.56'

62. CITY OF GRAND PRAIRIE GPS MONUMENT #12 ON THE WEST SIDE OF 8TH ST. AT THE NW CORNER OF 8TH ST AND EDELWEISS DR.
N: 2146597.780, E: 741156.890
ELEVATION: 152.459'

SITE PLAN

PRAIRIE LAKES
LUXURY LIVING

CASE NO. Z180502/CP180501

LOT __, BLOCK __

GRAND PRAIRIE, DALLAS COUNTY, TEXAS

 1100 MADISON AVE. ST. LOUIS, MO 63103

CIVIL POINT

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PF # 98469

CITY FILE NO: _____

ENGINEERS					
DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	KMK	4-27-18	1" = 40'	CIVIL	2