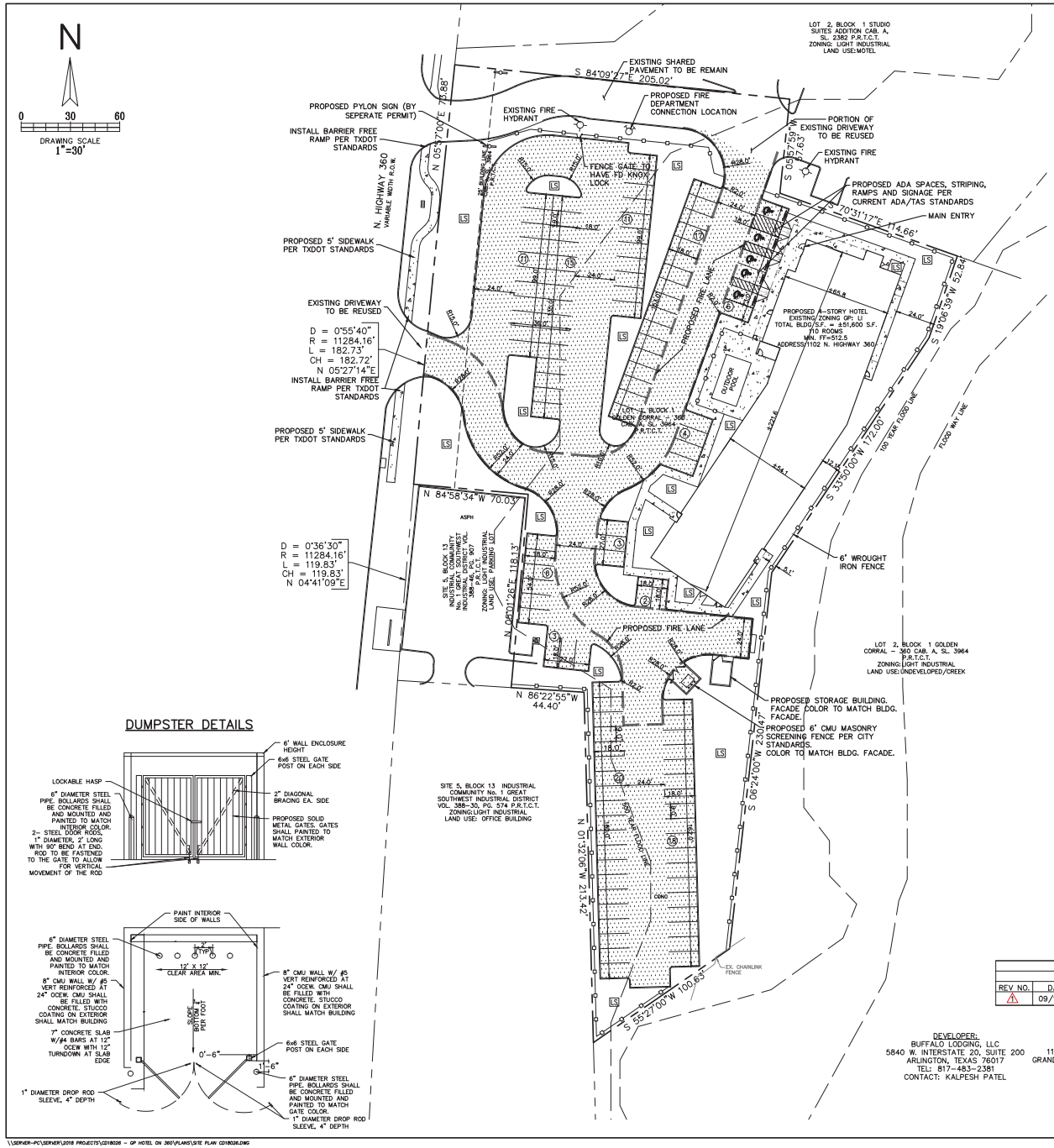

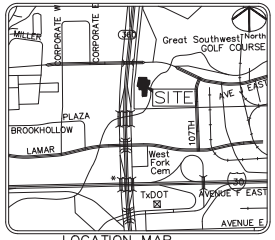

LOCATION MAP
NTS

LEGEND

- EXISTING CURB
- NEW CURB
- PARKING COUNT
- LANDSCAPING AREA
- FIRELANE
- DRIVE/PARKING CONCRETE PAVEMENT (MIN. 3500 PSI REINFORCED CONCRETE)
- SIDEWALK (MIN. 3000 PSI REINFORCED CONCRETE)

PURPOSE STATEMENT

THE SITE IS CURRENTLY ZONED LIGHT INDUSTRIAL (LI) ON THE SOUTH. THE PURPOSE OF THE SUP IS TO ALLOW FOR THE CONSTRUCTION OF THE PROPOSED HOTEL ON THE LOT.

SITE NOTES:

1. THE BUILDING SHALL BE FIRE SPRINKLERED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHALL INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. THE SITE IS HAS A CLOSED RESTAURANT AND ASSOCIATED IMPROVEMENTS. THE PROPOSED LAND USE IS A HOTEL.
4. APPLICANT WILL CONFIRM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
5. ANY GROUND BASED EQUIPMENT SHALL BE SCREENED.
6. PREMISE IDENTIFICATION SHALL BE PER THE FIRE DEPARTMENT REQUIREMENTS.

FLOOD NOTE

THE SITE IS LOCATED WITHIN ZONE X (SHADED) AS DESIGNATED IN FEMA FLOODPLAIN ACCORDING TO FEMA FIRM MAPS 48439C0245K AND 48439C0240K, TARRANT COUNTY, REVISED SEPTEMBER 25, 2009. THE LOWEST FLOOR ELEVATION SHALL BE AT OR ABOVE 512.5'.

	STANDARD	REQUIRED	PROVIDED	MEETS
PARKING REQUIREMENT	1 PER HOTEL ROOM + 4 ADDITIONAL SPACES	114 SPACES	116 SPACES	YES
ACCESSIBLE SPACES	PER ADA	5 SPACES	5 SPACES	YES

SITE DATA TABLE	
	CITY OF GRAND PRAIRIE
EXISTING ZONING	LI
EXISTING LAND USE	CLOSED RESTAURANT
PROPOSED LAND USE	HOTEL/PARKING LOT
SITE ACREAGE	2.34 ACRES
BUILDING FOOTPRINT	12,902 S.F., 13%
TOTAL BUILDING S.F.	51,600 S.F.
FLOOR AREA RATIO	0.51:1
LANDSCAPE AREA	38,945 S.F., 38%
PAVED SURFACE AREA	50,083 S.F., 49%
IMPERVIOUS COVER	62,985 S.F.
NUMBER OF UNITS	110
BUILDING ELEVATION	45.5
MAXIMUM BUILDING ELEVATION	51.5

REVISIONS		
CASE NUMBER: SU181001/S181001		
REV NO.	DATE	DESCRIPTION
1	09/17/18	REVISIONS TO COMMENTS RECEIVED ON 08/28/2018

DEVELOPER:
BUFFALO LODGING, LLC
5840 W. INTERSTATE 20, SUITE 200
ARLINGTON, TEXAS 76017
TEL: 817-483-2381
CONTACT: KALPESH PATEL

OWNER:
ZYL LP
1102 NORTH HWY 360
GRAND PRARIE, TEXAS 75050

PLAN PREPARED BY:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
TEL: 214.235.0367
FAX: 214.235.0546
CONTACT: PAUL CRAGUN

SITE PLAN

AVID HOTEL
2.34 ACRES

1102 N HWY 360
LOT 1, BLOCK 1 GOLDEN CORRAL - 360
TARRANT COUNTY, TEXAS

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

September 17, 2018

\\SERVER-PC\SERVER\2018 PROJECTS\C018026 - GP HOTEL ON 360\PLANS\SITE PLAN C018026.DWG

Exhibit B - Site Plan