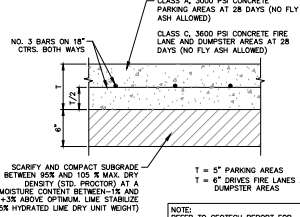


3/ALDEZ 8:13 AM
C:\EGNYTE\SHARED\PROJECTS\2017-136 T-MOBILE GRAND PRAIRIE TX\CADD\SHEETS\SP-1 SITE PLAN.DWG
8/22/2017 8:21 PM
LAST SAVED:



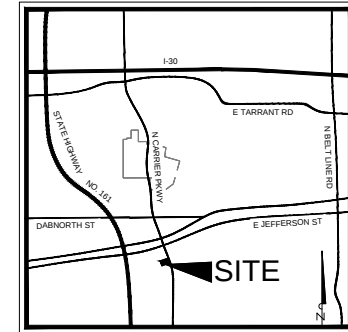
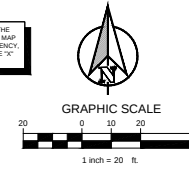
CONCRETE PAVEMENT SECTION
N.T.S.

SITE DATA SUMMARY					
ITEM	STANDARD	REQUIRED	PROVIDED	MEETS	NOTES
BUILDING AREA	UDC	25' MAX	3,080	YES	
BUILDING HT.	UDC	C	20'	YES	
ZONING	UDC	C	C	YES	
PROPOSED USE	UDC	C	RETAIL	YES	
FLOOR AREA RATIO	UDC	0.5:1 MAX	0.15	YES	
LOT AREA	UDC	5,000 MIN	20,960	YES	
LOT WIDTH	UDC	50'	77'	YES	
LOT DEPTH	UDC	100'	262'	YES	
FRONT SETBACK	UDC	25'	25'	YES	
REAR SETBACK	UDC	0'	0'	YES	
SIDE SETBACK	UDC	10'	10'	YES	
MIN. LANDSCAPING	UDC	28%	28%	YES	
IMPERVIOUS COVER	UDC	10%	72%	YES	
PARKING	UDC	12 (1 SP/250 SF)	20	YES	
HC PARKING	ADA/TAS	1	2	YES	

IMPACT ZONE:

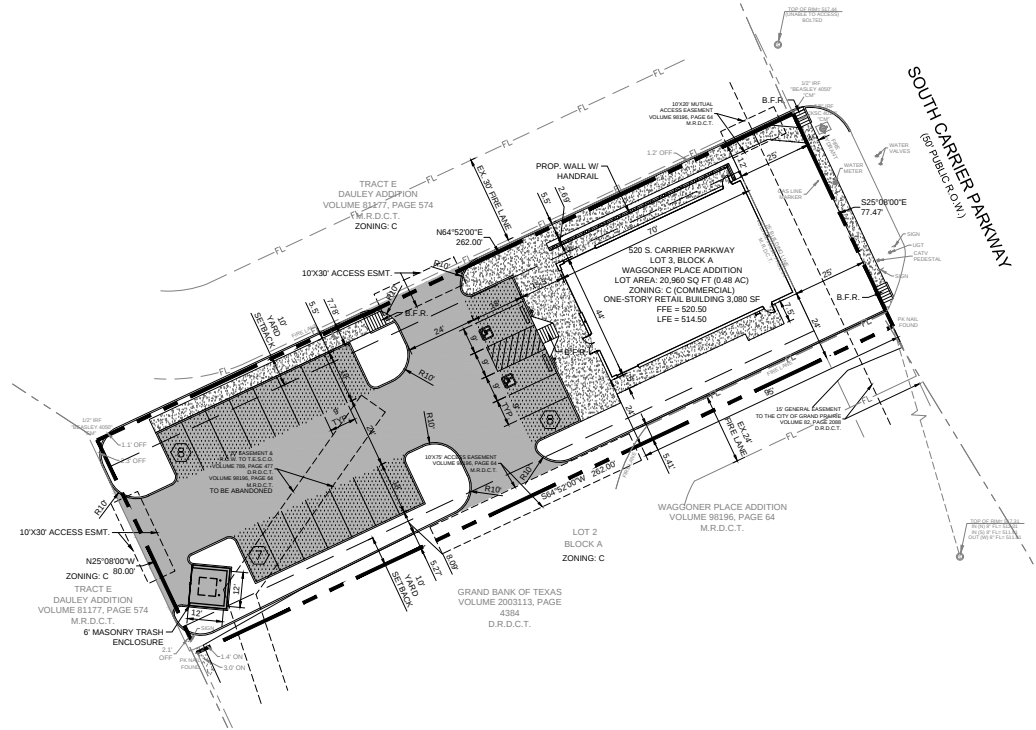
FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48130CAHLS, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	B.F.R. BARRIER FREE RAMP
	EXISTING FIRE LANE



BENCHMARK
CITY OF GRAND PRAIRIE GPS MONUMENT #33
APPROXIMATE 0.2 MILES WEST OF SE CORNER OF THE INTERSECTION OF CONOVER ROAD AND CARRIER PARKWAY, 60 FEET OF THE CENTERLINE OF CONOVER ROAD, EAST OF THE GRAND PRAIRIE MEMORIAL LIBRARY, 33 FEET NORTHEASTERLY FROM A LIGHT POLE AND 121 FEET OF PARKLAND E. CARLYLE SMITH JR. HEALTHCARE CENTER PARKING LOT
N = 6954584.29, E = 2424598.10
ELEVATION: 522.83'

CITY CASE #:		
SITE PLAN		
LEGAL DESCRIPTION: LOT 3, BLOCK A WAGGONER PLACE ADDITION VOL. 98196, PG. 64 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS		
CITY OF GRAND PRAIRIE		
OWNER:		
KAYASA FAMILY LTD 670 W APARHO RD RICHARDSON, TX 75080		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
SURVEYOR:		
TEXAS HERITAGE SURVEYING, LLC 10610 METRIC DRIVE, SUITE 124 DALLAS, TX 75243 PH: 214.360.8700		
COUNTY:	CITY:	STATE:
DALLAS COUNTY	CITY OF GRAND PRAIRIE	TEXAS

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
Surveying and Planning Consultants
Owner: MATT MOORE
P.E. No. 95813, Date: 8/9/2017

T-MOBILE
520 S. CARRIER PARKWAY
GRAND PRAIRIE, TEXAS
CITY FILE No. X-0000

SITE PLAN

SHEET
SP-1

FILE No. 2017.136