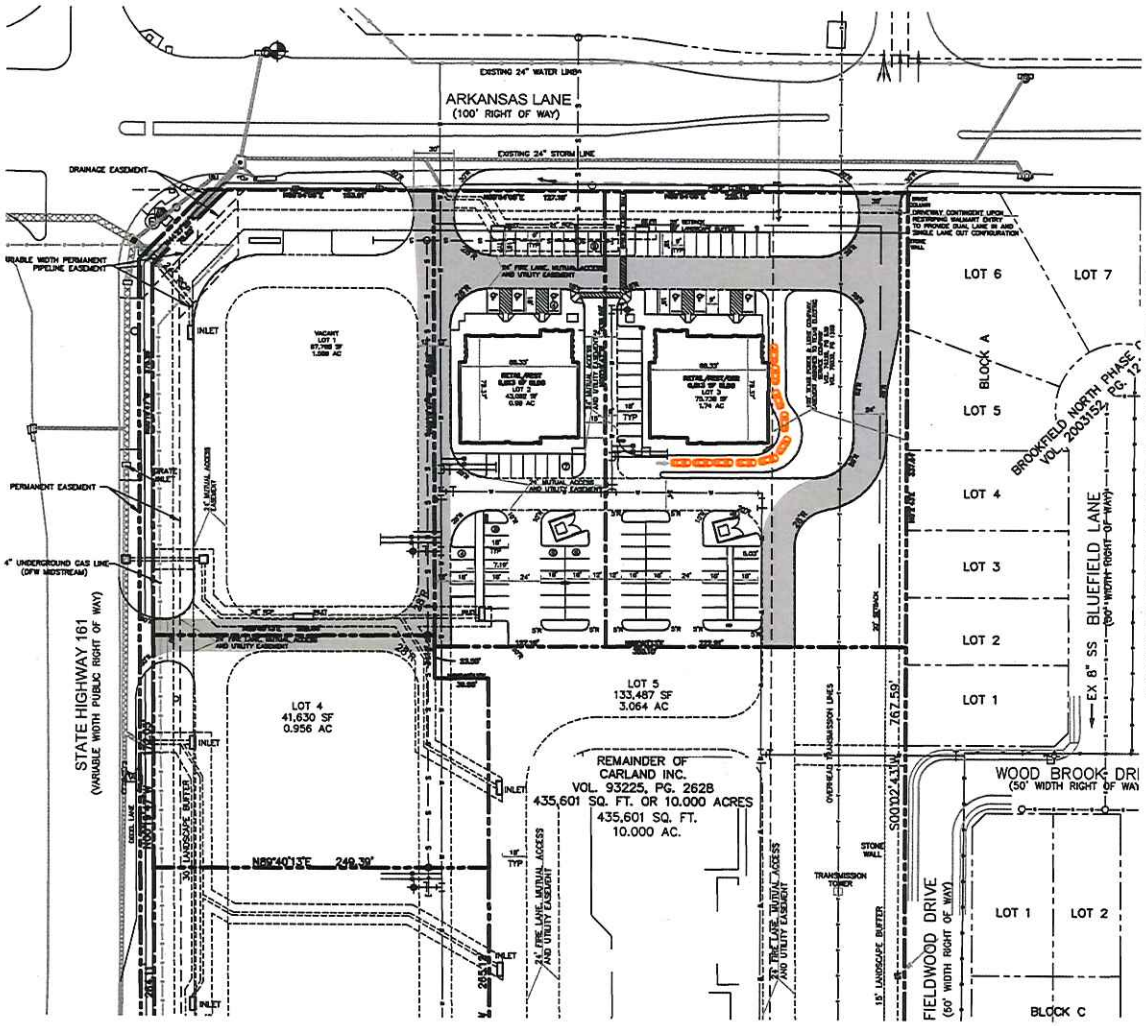
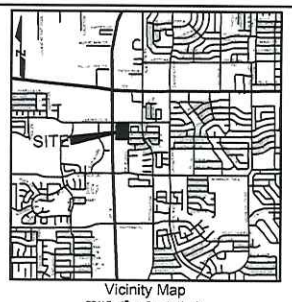


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.



Vicinity Map
SCALE: 1" = One-half mile

SITE DATA SUMMARY	
ZONING	PD-273
PROPOSED LAND USE	RESTAURANT/RETAIL
LOT AREA/ SQ. FT. AND ACRES	43,092 SQ FT 0.99 AC
BUILDING FOOTPRINT	6,813 SQ FT
GROSS BUILDING AREA	6,813 SQ FT
BLDG LOT COVERAGE	16%
FLOOR AREA RATIO	0.16:1
TOTAL PARKING REQUIRED	RETAIL = 2,713 SF/275 =10 SPC REST (4,100 SF/100SQ FT = 21 SPC 31 TOTAL
PARKING PROVIDED	41 Spaces
TOTAL ACC. SPACES REQUIRED	2 Spaces
TOTAL ACC. SPACES PROVIDED	3 Spaces
TOTAL PARKING PROVIDED	44 Spaces
IMPERVIOUS AREA	35,930 SQ FT
PERVIOUS AREA	7,162 SQ FT
PERVIOUS PERCENTAGE	17%
EXTERIOR MASONRY CONTENT	83.5%
PERCENTAGE OF LANDSCAPING	16.6%
REQUIRED SETBACKS	F 25', R 0, S 15'
PROVIDED SETBACKS	F102.7', R151.9',S18.2' MEETS CRITERIA
BUILDING HEIGHT	27'-4"

LEGEND

- EXIST. CONCRETE CURB
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- EXISTING STORM LINE
- ELEC TRANSMISSION LINE
- FLOW DIRECTION
- INLET PROPOSED STORM DRAIN AND INLET
- 24' FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT

BENCH MARKS:

ELEVATIONS ARE BASED ON CITY OF GRAND PRAIRIE VERTICAL CONTROL MONUMENTS.
COORDINATES BASED ON NAD 1983 STATE PLAN TEXAS NORTH CENTRAL FIPS 4202 FEET COORDINATE SYSTEM

#1 BENCHMARK G.P.S. 36
STATION IS LOCATED APPROXIMATELY 89' EAST OF THE CENTERLINE INTERSECTION OF ROBINSON ROAD AND PIONEER PARKWAY(SPUR 303) IN THE CENTER MEDIAN, 9' NORTH OF CURB AND 56' EAST OF P-K NAIL FOUND IN WEST END OF MEDIAN.
ELEVATION=527.75

#2 BENCHMARK G.P.S. 39
STATION IS LOCATED APPROXIMATELY 106' SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 59' WEST OF BUILDING CORNER AND 20' NORTHWEST FROM A 4" ELM TREE.
ELEVATION=526.68

NOTES:

1. TOPOGRAPHIC MAPPING BY FEISER & WATKIN SURVEYING L.L.C DATED ON 11/20/2015.
2. BASE SITE PLAN DEVELOPED BY DONALD F. SOPRANCI, AIA 01/26/2017.
3. ALL WORK IN RIGHT-OF-WAY OF SH 161 PER TXDOT PERMIT UNDER SEPARATE SUBMITTAL.
4. THE EXISTING STORM DRAINS IN SH 161 AND ARKANSAS LANE WERE DESIGNED WITH CAPACITY TO ACCEPT THE SITE POST-DEVELOPMENT FOR A 100-YR EVENT. THE SITE WILL BE GRADED AND A STORM DRAIN SYSTEM DESIGNED TO DISTRIBUTE STORM WATER TO THE FOUR EXISTING CONNECTION POINTS AS SHOWN ON THE PLAN. THE POST-DEVELOPMENT RUNOFF QUANTITIES WILL NOT EXCEED CAPACITY OF THE PIPES. THE PIPES SHOWN ON THE PLAN ARE CONCEPTUAL.
5. THE SITE IS OUTSIDE OF THE G.P. CHANGE OF FLOOD OCCURRENCE IN ZONE X (UNSHADED) PER THE FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS (CITY OF GRAND PRAIRIE: 4415720417L EFFECTIVE DATE JULY 7, 2014.
6. IMPROVEMENTS PROPOSED WITHIN THE ONCOR POWER & LIGHT COMPANY EASEMENT REQUIRE APPROVAL FROM ONCOR. WRITTEN CONSENT FROM ONCOR SHALL BE SUBMITTED TO THE CITY PRIOR TO SITE PLAN APPROVAL.
7. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
8. CURB RADII NOT SHOWN ARE 3'.

DEVELOPER:
JCD Holdings, LLC
8350 N Central Expy
Suite 1300
Dallas, TX 75206
Chad DuBose
(214) 891-3215

OWNER:
FRC/AC Grand Prairie
Arkansas, LLC
P.O. Drawer 10287
Greenville, SC 29603
Jennifer Audi
(843) 352-0710

RESTAURANT/RETAIL SITE PLAN
LOT 2, BLOCK A
GRAND CENTRAL CROSSING ADDITION
WILLIAM D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NO. S170505

NO.	DATE		APP.

VASQUEZ ENGINEERING L.L.C.
1910 S. SHILOH RD
Suite 440, LB44
Garland, TX 75042
Ph: 972-278-2848
TX Registration #F-12266

DEVELOPER:
JCD HOLDINGS, LLC
8350 N CENTRAL EXPWY
SUITE 1300
DALLAS, TX 75206

LOT 2 RESTAURANT/RETAIL SITE PLAN

GRAND CENTRAL CROSSING
SH 161 AND ARKANSAS LANE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

Scale 1"=40'
Designed by: BTW
Drawn by: BTW
Checked by: BTW
Date: 03/21/2017

SHEET
SP2-1

Planning Department
APR 26 2017
Received