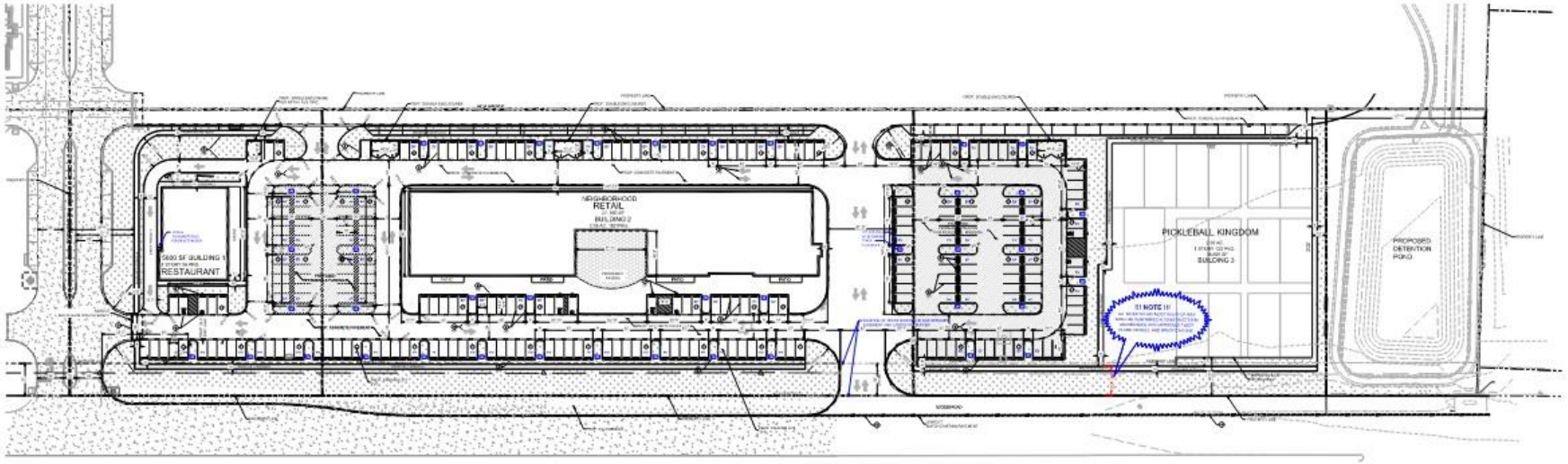

STATE HIGHWAY 161

GRAPHIC SCALE
0 20 40
1 inch = 50.0 ft.

LEGEND

- EXISTING POWER POLE
- EXISTING STORM INLET
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD LINE
- PROPERTY LINE
- LOT LINE
- EXISTING STORM LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ASPHALT RD
- EXISTING CONCRETE RD
- PROPOSED BUILDING
- PROPOSED FIRELANE & PARKING
- EXISTING CONCRETE STREET
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- SOD
- PERMEABLE AREA (PARKING)
- PERMEABLE PAVERS (PARKING)
- FULL-DEPTH SAWCUT

LEGEND

- (9) PARKING COUNT
- DENOTES BLUE PLACARD HANDICAP STALL
- (1) SAW CUT FULL-DEPTH EXISTING PAVEMENT
- (2) 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
- (3) CURB & GUTTER
- (4) DIRECTIONAL ARROW
- (5) HANDICAP CONCRETE RAMPS
- (6) HANDICAP SYMBOL
- (7) HANDICAP SIGN
- (8) PARKING CURB STOP

PROJECT DATA

LOT AREA = 7.20 ACRE (313,664 SQ FT)

BUILDING 1 (RESTAURANT) AREA	= 5,600 SQ FT
BUILDING 2 (RETAIL) AREA	= 27,600 SQ FT
BUILDING 1 (PICKLEBALL KINGDOM) AREA	= 38,600 SQ FT
TOTAL BUILDINGS AREA	= 71,800 SQ FT

LOT COVERAGE = 22.9 %
LANDSCAPE AREA = 66,937 SQ FT (21.3 %)
PERMEABLE PARKING AREA = 40,395 SQ FT
PERMEABLE PAVERS AREA = 3,250 SQ FT
IMPERVIOUS AREA = 206,392 SQ FT
CONSTRUCTION TYPE = II B

REQUIRED PARKING SPACES (RESTAURANT) = 5600/100 = 56
PROVIDED PARKING SPACES (RESTAURANT) = 67
REQUIRED PARKING SPACES (RETAIL) = 27600/300 = 92
PROVIDED PARKING SPACES (RETAIL) = 98
REQUIRED PARKING SPACES (PICKLEBALL) = 4 PER ONE COURT = 60
PROVIDED PARKING SPACES (PICKLEBALL) = 88

TOTAL REQUIRED PARKING SPACES = 208
TOTAL PROPOSED PARKING SPACES = 233
PROPOSED EV PARKING SPACES = 90
EV CHARGING STATION = 41

BENCHMARKS

- BM #1 (BM NO. 38)

LOCATED APPROXIMATELY 85 FEET EAST OF THE CENTER LINE OF WATERWOOD DRIVE AND APPROXIMATELY 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROADS. MAPSCO 61-E

N = 6,937,638.01', E = 2,420,360.82', ELEV = 564.85'

- BM #1 (BM NO. 39)

LOCATED BETWEEN A SIDEWALK AND CURB, APPROXIMATELY 186'SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF TWARRIER TRAIL AND CARRIER PARKWAY, 59' WEST OF BUILDING CORNER AND 26' NORTHWEST FROM A 10" ELM TREE. MAPSCO 61-C

N = 6,939,962.42, E =2,425,173.64', ELEV = 526.61'

- BM #1 (BM NO. 40)

LOCATED APPROXIMATELY 0.1 MILE NORTHWEST OF THE NORTHEAST INTERSECTION OF ROYAL VALLEY AND CARRIER PARKWAY, 12' NORTHWEST FROM A TELEPHONE PEDESTAL AND 23' SOUTHEAST OF CURB, IN LINE WITH NORTH EAND OF STRIP MALL ACROSS STREET. MAPSCO 61-L

N = 6,935,651.44', E = 2,426,189.90', ELEV = 523.73'

NOTES:

AS BUILT PLANS AND SHAPE FILES FOR ANY IMPROVEMENTS WITHIN THE ROW OR EASEMENT THAT HAS ANY INFRASTRUCTURE WILL NEED TO BE PROVIDED TO THE CITY. THIS WILL BE A REQUIREMENT AS PART OF THE FINAL INSPECTION APPROVAL. THE PLANS WILL NEED TO HAVE ALL RELEVANT INFORMATION.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

NOISE STUDY REQUIRED
NO BUILDING ON RECORDED EASEMENT

PLANS PREPARED BY
NICK LOKKEN CONSTRUCTION

GRAND PRAIRIE MID-TOWN

3505-3596 STATE HWY 161, GRAND PRAIRIE, TX 75052, USA

No.	Description	Date

NEW CORE DEVELOPMENT

SITE PLAN

Date 06/12/2025

A - 1.0

Scale SEE ON PLAN