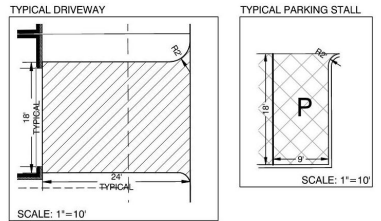


- LEGEND**
- PA = PUBLIC ACCESS, FIRE LANE, DRAINAGE & UTILITY EASEMENT
  - DUE = PROPOSED DRAINAGE & UTILITY EASEMENT
  - DE = PROPOSED DRAINAGE EASEMENT
  - R = RADIUS
  - PR SW = PRIVATE SIDEWALK
  - PUB SW = PUBLIC SIDEWALK



**PARKING TABULATION**

PARKING REQUIREMENTS	NUMBER OF TOWNHOMES	REQUIRED PARKING
TOWNHOMES (2 PER UNIT)	40	80
GUEST PARKING (1 PER 5 UNITS)	40	8
TOTAL REQUIRED PARKING SPACES		88

PARKING PROVIDED	NUMBER OF TOWNHOMES	REQUIRED PARKING
GARAGE SPACES PER TOWNHOME (2 PER UNIT)	40	80
ADDITIONAL SPACES PER TOWNHOME (2 PER UNIT)	40	80
GUEST PARKING SPACES		18
TOTAL PARKING SPACES PROVIDED		178

LOT AREA (AC)	NO. OF TOWNHOMES	DENSITY (UNITS/ACRE)
4.39	40	9.11

OPEN SPACE (SF)	PERCENT (%)
64,940	33.9%

IMPERVIOUS AREA (SF)	PERCENT (%)
126,357	66.1%

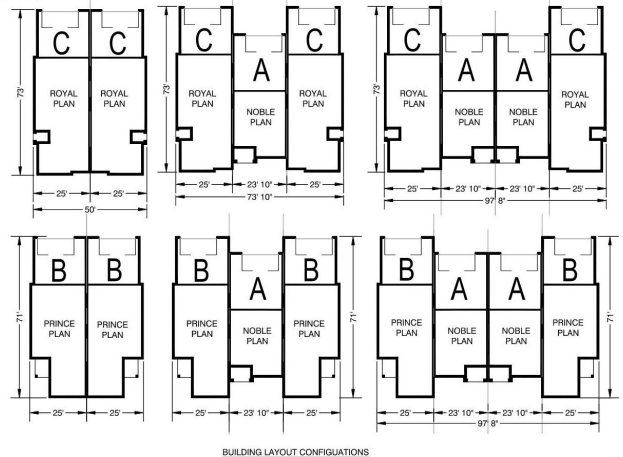
  

COMMON OPEN SPACE	PERCENT (%)
39,563	20.7%

**Product Mix**

Plan Type	Plan Name	No of Beds	No of Baths	Square Footage	No of Units
A	Noble	3	2.5	1,668	10
B	Prince	4	3.5	1,948	14
C	Royal	4	3.5	1,937	16
<b>Totals</b>					<b>40</b>

- EXISTING COMMON PARKING AREAS: 3,000 PSI 5" THICK CONCRETE PAVEMENT REINFORCED WITH #3 BARS ON 18" CENTERS BOTH WAYS. SUBGRADE SHALL BE SCARIFIED TO 6" DEEP WITH MINIMUM OF 8% HYDRATED LIME (BY DRY SOIL WEIGHT) IN CONFORMANCE WITH TxDOT STANDARD SPECIFICATIONS ITEM 260. (SEE NOTE #3)
- OPEN SPACE
- EXISTING 24" FIRE LANE, CONCRETE PUBLIC ACCESS, FIRE LANE, DRAINAGE & UTILITY EASEMENT (SEE PAWING SECTION)



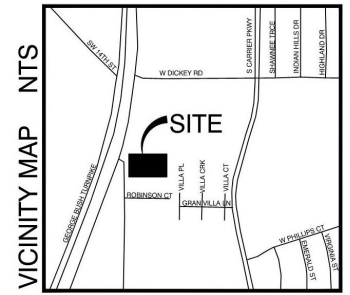
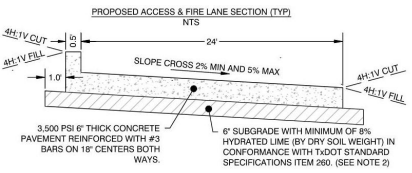
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TBPE FIRM REG #7898

# SITE PLAN FOR 161 TOWNHOMES

Lots 01-40, Block A, 4.39 Acres,  
1325 & 852 ROBINSON ROAD  
IN THE CITY OF GRAND PRARIE, TEXAS  
DALLAS COUNTY

- NOTES:**
- PAVEMENT RECOMMENDATIONS PER ALPHA TESTING GEOTECHNICAL REPORT DATED: 05/04/2020
  - LIME TREATMENT CAN BE ELIMINATED BY INCREASING REINFORCED CONCRETE PAVEMENT THICKNESS BY 1 INCH WITH 6" SCARIFIED SUBGRADE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND WITHIN THE RANGE: 1 TO -3 PERCENTAGE POINTS OF MATERIALS OPTIMUM MOISTURE CONTENT.
  - CROSS SLOPE 2.00% MINIMUM & 5.00% MAXIMUM
  - LONGITUDINAL SLOPE 0.00% MAXIMUM



REV. 5
REV. 4
REV. 3
REV. 2
REV. 1

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Drawn by: RLB  
Checked by: GJE

**SITE PLAN**  
161 TOWNHOMES  
1325 ROBINSON ROAD, GRAND PRAIRIE, TX  
DALLAS COUNTY, TEXAS

**SITE & DIMENSION CONTROL PLAN**