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05/17/2016



**GPS MONUMENT 49 - 2016 UPDATE**

TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE (4202)  
NAD\_83(2011)(EPOCH:2010.0000)  
[NAVD88 (Computed using GEOID12B)]  
EPOCH: 18972.00 [precise] QUALITY INDICATOR: 4.167.07

LATITUDE: N 32° 44' 20.0884"      CARTESIAN COORDINATES (FT)  
LONGITUDE: W 97° 2' 6.04435"      X=-2,158,083.358  
Y=-17,486,430.355  
Z= 11,252,331.50

U.S. SURVEY FEET      METERS

NORTHING: 6,954,900.49      NORTHING: 2,119,857.910  
EASTING: 2,416,753.85      EASTING: 737,237.647  
ELEVATION: 565.12      ELEVATION: 172.249

COMBINED SCALE FACTOR: 0.99986465  
CONVERGENCE ANGLE: 0° 47' 55.3"

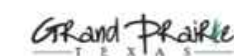
Station Description:  
The Station is a Top Security rod monument with aluminum cap stamped "GPS 49" set in well with an aluminum access cover (missing) set flush with the ground near a witness marker.

Station Location:  
The Station is located at the southeast corner of the intersection of Jefferson Street and N. W. 23rd Street, 57 feet south of traffic light pole and 7 feet east of the back of curb on east line of N. W. 23rd Street. MAPSCO 90-4H.

BASE STATIONS USED

TXDE DENTON CORS ARP	TXHI HILLSBORO TX CORS
TXCO COLLIN CORS ARP	TXGR GLEN ROSE CORS
TXKA KAUFMAN CORS ARP	TXNA NAVARRO CORS ARP
TXWE WEATHERFORD CORS ARP	TXGE GREENVILLE CORS ARP
TXDC DECATUR CORS ARP	

05/17/2016



**GPS MONUMENT 59 - 2016 UPDATE**

TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE (4202)  
NAD\_83(2011)(EPOCH:2010.0000)  
[NAVD88 (Computed using GEOID12B)]  
EPOCH: 18963.00 [precise] QUALITY INDICATOR: 20.004.58

LATITUDE: N 32° 44' 39.8302"      CARTESIAN COORDINATES (FT)  
LONGITUDE: W 97° 1' 43.99008"      X=-2,155,911.833  
Y=-17,485,609.323  
Z= 11,254,008.67

U.S. SURVEY FEET      METERS

NORTHING: 6,956,924.04      NORTHING: 2,120,474.687  
EASTING: 2,420,780.15      EASTING: 737,855.264  
ELEVATION: 563.90      ELEVATION: 171.904

COMBINED SCALE FACTOR: 0.99986423  
CONVERGENCE ANGLE: 0° 48' 8.4"

Station Description:  
The Station is a 3-1/2" dia. Aluminum cap stamped GPS # 59 set in concrete and inside a well with an Aluminum Access Cover set flush with ground near a witness marker.

Station Location:  
The Station is located on the west side of 19th Street, approximately 85 feet south of the centerline of Dalworth Street and approximately 8.1 feet west of the 19th Street back of curb.

BASE STATIONS USED

TXDE DENTON CORS ARP	TXHI HILLSBORO TX CORS
TXCO COLLIN CORS ARP	TXGR GLEN ROSE CORS
TXKA KAUFMAN CORS ARP	TXNA NAVARRO CORS ARP
TXWE WEATHERFORD CORS ARP	TXGE GREENVILLE CORS ARP
TXDC DECATUR CORS ARP	

**NOTES:**

- PROPOSED 6' SIDEWALK PER GRAND PRAIRIE CITY STD DWG PED-18. SEE SHEET C-14 FOR DETAILS.
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER TXDOT PEDESTRIAN FACILITIES STD. DWG. SEE SHEET C-13 FOR DETAILS.
- PROPOSED CURB & GUTTER PER 6" MONOLITHIC CONCRETE CURB & GUTTER. GRAND PRAIRIE CITY STANDARDS.
- PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.

**SITE DATA TABLE**

BASE ZONING: LIGHT INDUSTRIAL

SETBACKS  
FRONT=30 FEET  
REAR=0 FEET  
SIDE=10 FEET

BUILDING FOOTPRINT: 35,773 SF± 40.8%

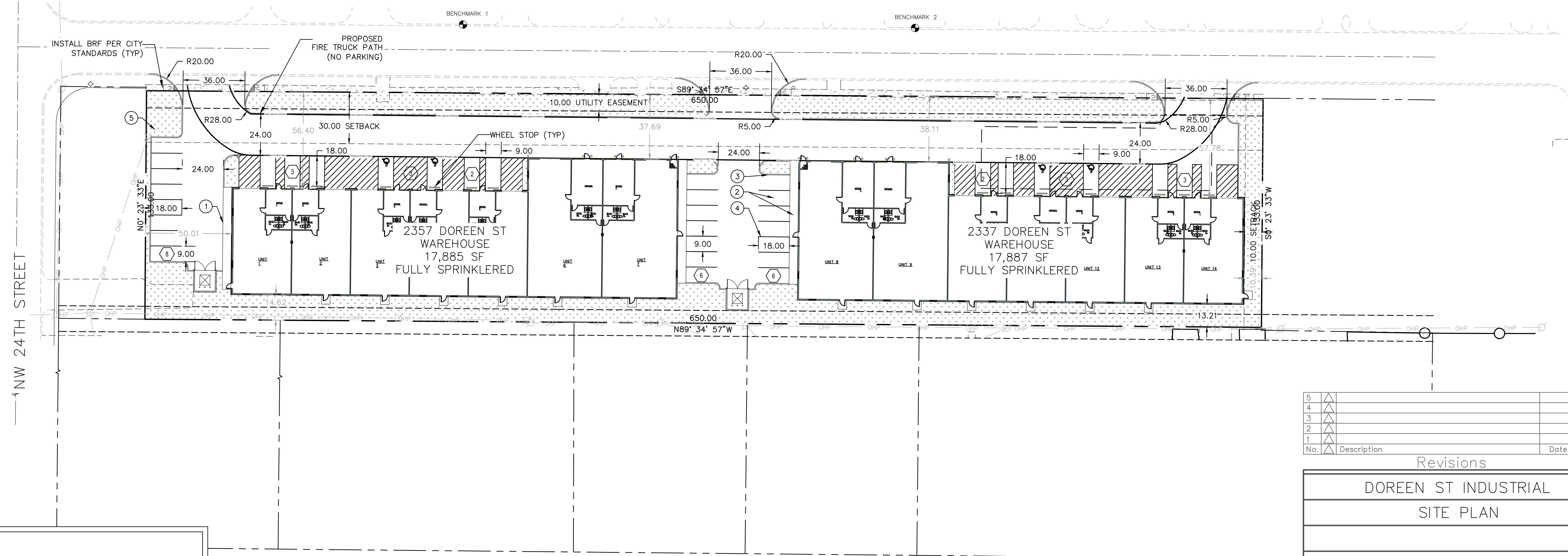
TOTAL IMPERVIOUS AREA: 87,750 SF (2.00 ACRES)

IMPACT ZONE: NORTH

PARKING TABULATION  
REQUIRED: 36 STALLS  
PROVIDED: 36 STALLS  
3 ADA STALLS

**LEGEND**

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
FIRE HOSE LAYOUT	-----
EXISTING FENCE	-----x-----
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]



No.	Description	Date
5		
4		
3		
2		
1		

Revisions

DOREEN ST INDUSTRIAL	
SITE PLAN	

**BENCHMARK NOTES**

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1  
From the most northwesterly corner East 184.08 feet thence North 38.47 feet to a "Square cut X" in a concrete curb. Elevation: 550.04'

Benchmark No. 2  
From the most northeasterly corner West 202.71 feet thence North 41.01 feet to a "Square cut X" in a concrete curb. Elevation: 547.11'



DESIGN	DRAWN	CHECK	DATE	SCALE	NOTES	FILE	NO.
LP	DL	CHECK	DATE	1"=30'	SURV	FILE	C-2