

GRAYSON DRIVE

BUILDING SUMMARY LOT 1 BLOCK 1

PROPOSED USE	SKATING RINK	'CC' COMMUNITY COMMERCIAL
EXISTING ZONING		ONE
NUMBER OF STORIES		ONE
ACTUAL LAND AREA		139,240 SF
MAXIMUM DENSITY		47,780 S.F.
ACTUAL DENSITY		351 / AC
MAXIMUM BUILDING % OF TOTAL AREA		20% (139,240 S.F.) = 27,968 S.F.
MIN. OPEN AREA		45,298,148 S.F.
ACTUAL OPEN AREA		61,641,852 S.F.
PAVED AREA		80% (139,240 S.F.) = 111,872 S.F.
MAXIMUM IMPERVIOUS AREA		94,541,852 S.F.
ACTUAL IMPERVIOUS AREA		20'-0"
BUILDING HEIGHT		458 SPACES
PARKING REQUIRED		161 SPACES
PARKING PROVIDED		

REQUESTED VARIANCES
1. BZA94-28 PERMITS MINIMUM OF 167 PARKING SPACES

LEGAL DESCRIPTION

BEING 4.677 ACRES OF LAND LOCATED IN THE JR. STEPHENS SURVEY, ABSTRACT NO. 1490, AND THE JB. FAY SURVEY, ABSTRACT NO. 530, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT OF LAND CONVEYED TO THE FEDERAL DEPOSIT INSURANCE CORPORATION BY THE DEED RECORDED IN VOLUME 10512, PAGE 1166 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 4.677 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

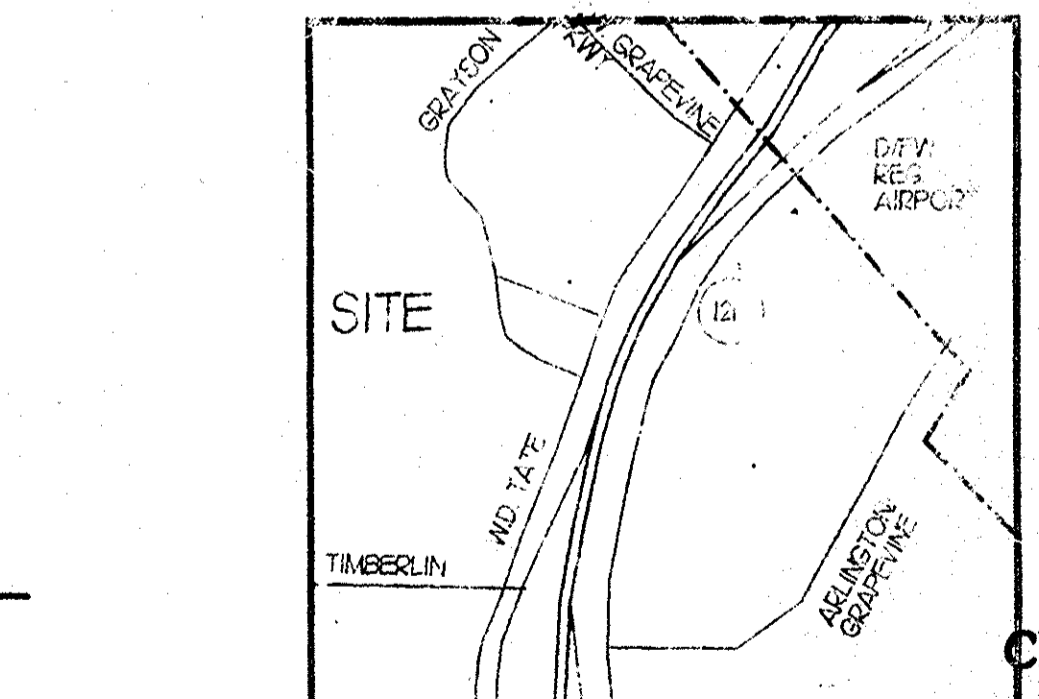
BEGINNING AT A 5/8" IRON ROD IN THE SOUTHEAST BOUNDARY LINE OF SAID FEDERAL DEPOSIT INSURANCE CORPORATION TRACT, BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121 (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT OF BEGINNING ALSO LYING S 35° 24' 57" W 448.51 FEET FROM THE ORIGINAL NORTH-EAST CORNER OF SAID FEDERAL DEPOSIT INSURANCE CORPORATION TRACT, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1, CHARTER HOSPITAL ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 46 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; SAID ADDITION BEING THE SAME AS THE PROPERTY DESIGNATED AS SAID AND EXCEPT TRACT IV IN THE FEDERAL DEPOSIT INSURANCE CORPORATION DEED RECORDED IN VOLUME 10512, PAGE 1166 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE ALONG THE SOUTHEAST BOUNDARY LINE OF SAID FEDERAL DEPOSIT INSURANCE CORPORATION TRACT AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, AS FOLLOWS:

- S 35° 24' 57" W 88.19 FEET TO A PK NAIL SET IN THE BASE OF CONCRETE HIGHWAY DEPARTMENT MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT;
- SOUTHWESTERLY 454.08 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1458.91 FEET, A CENTRAL ANGLE OF 18° 13' 33" AND A CHORD BEARING S 26° 18' 10" W 462.12 FEET TO A 1/2" IRON ROD AT THE INTERSECTION OF THE NORTH-EAST RIGHT-OF-WAY LINE OF GRAYSON DRIVE (A 70 FOOT WIDE RIGHT-OF-WAY DEDICATED TO THE CITY OF GRAPEVINE BY THE DEED RECORDED IN VOLUME 642, PAGE 1289 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS);
- THENCE DEPARTING SAID STATE HIGHWAY RIGHT-OF-WAY AND RUNNING ALONG THE NORTH-EAST RIGHT-OF-WAY LINE OF SAID GRAYSON DRIVE, AS FOLLOWS:
 - N 75° 37' 39" W 94.75 FEET TO A 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT;
 - NORTHWESTERLY 379.43 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 900.0 FEET, A CENTRAL ANGLE OF 72° 17' 47" AND CHORD BEARING N 39° 23' 41" W 354.64 FEET TO A 1/2" IRON ROD AT THE END OF SAID CURVE;
 - N 03° 09' 42" W 220.58 FEET TO A 1/2" IRON ROD AT THE SOUTHWEST CORNER OF AFORESAID LOT 1, BLOCK 1, CHARTER HOSPITAL ADDITION;
- THENCE N 89° 40' 23" E 536.08 FEET DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, CHARTER HOSPITAL ADDITION TO THE CITY OF GRAPEVINE, CONTAINING 4.677 ACRES (203,719 SQUARE FEET) OF LAND.

GENERAL NOTES

- ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING ALL PHASES OF CONSTRUCTION.
- PARKING FOR DISABLED PERSONS SHALL BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23-64 THROUGH 23-69 OF THE CODE OF ORDINANCES (HANDICAPPED PARKING SIGNS)
- REFER TO CIVIL ENGINEER'S SITE PLAN FOR PARKING LOT DIMENSION CONTROL PLAN.
- REFER TO FIRE PROTECTION DRAWINGS BY OTHERS FOR FIRE SPRINKLER DETAILS.



SERVICES
PUBLIC SERVICES SHALL TAP ON EXISTING LINES RUNNING ALONG W.D. TATE AVE. DRAINAGE, SOLID WASTE AND GRADING AS SHOWN ON PLAN.

APPLICANT/OWNER
V & M PROPERTY INVESTMENT COMPANY
6331 BROWN LEE
ARLINGTON, TX 76013
(817) 467-6391
ATTN: MIKE VOLKUZAS

RECEIVED
SEP 30 1996
PLANNING
SITE PLAN APPROVED
CITY OF GRAPEVINE
SHEET 1 OF 4
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DATE 10-17-96 BY [Signature]
DEPARTMENT OF COMMUNITY DEVELOPMENT
PERMIT APPROVAL DATE [Signature]

GRAPEVINE SKATING RINK
GRAYSON DRIVE AND S. B. 121
GRAPEVINE, TEXAS

PROPOSED BUILDING
FIN. FLOOR
ELEV. 614.0
32,900 S.F.
(SPRINKLED)

ZONED 'CC'
VACANT
COMMUNITY COMMERCIAL

CONCEPTUAL REPRESENTATION
OF A PROPOSED USE

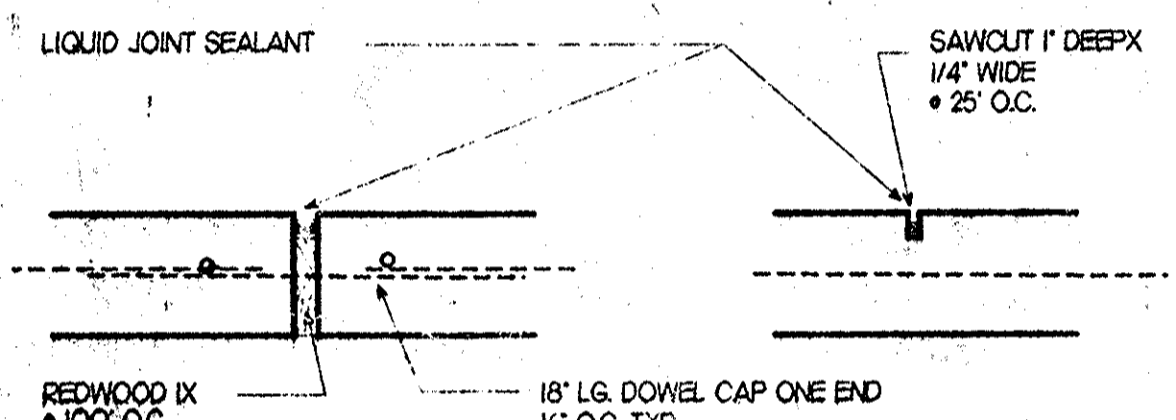
LOT 2, BLOCK 1

ZONED 'CC'
VACANT

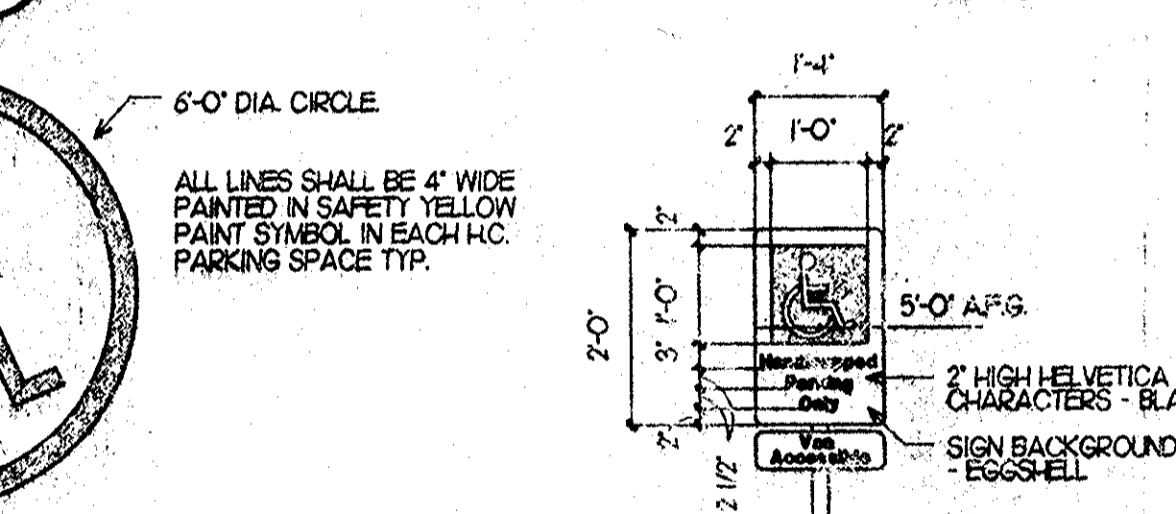
S.H. 121 (W.D. TATE AVE) SERVICE ROAD

1 SITE PLAN

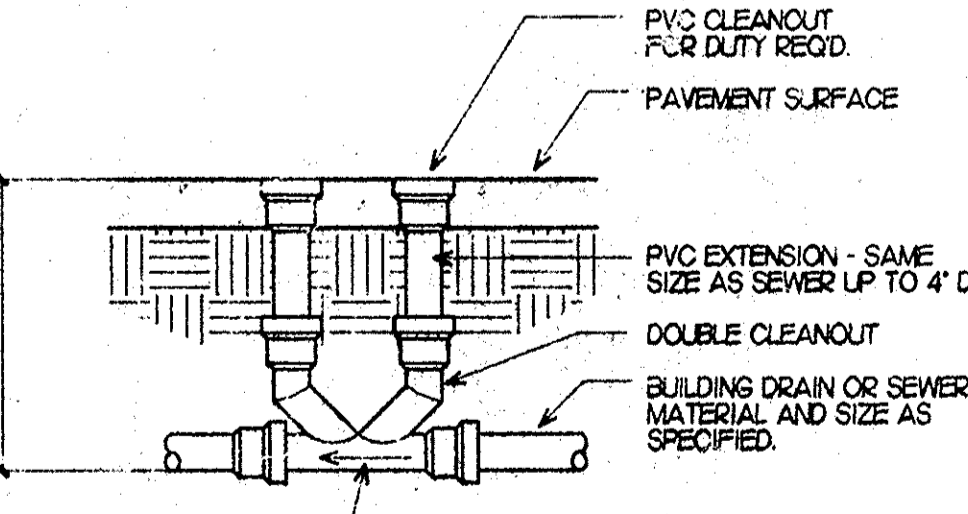
2 CURB DETAIL



3 JOINT DETAIL



4 H.C. SYMBOL



6 DOUBLE CLEANOUT

5 H.C. SIGN



LAMBERT ARCHITECTS
DRAWN BY: MRS. [Signature]
DATE: 09/30/96
SHEET 1 OF 13

GRAPEVINE SKATING RINK

