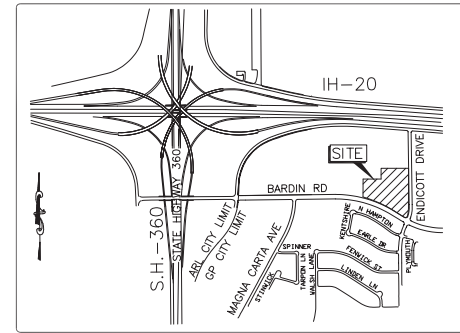
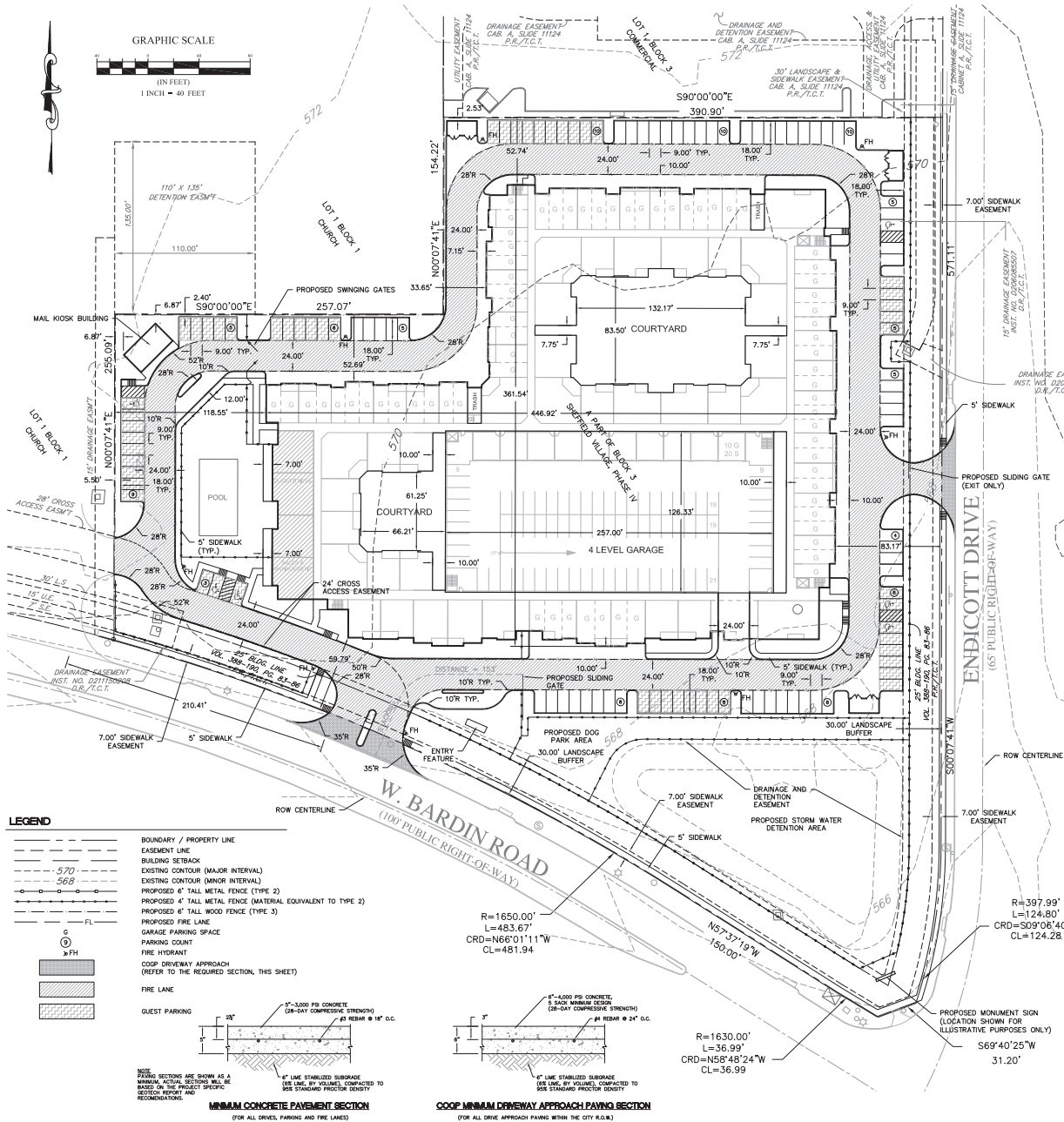




VICINITY MAP
(NOT TO SCALE)

SITE INFORMATION SUMMARY

LEGAL DESCRIPTION	PART OF BLOCK 3, SHEPHERD VILLAGE, PHASE IV
ZONING	PUD 140
IMPACT ZONE	NORTH
TOTAL PROPERTY AREA	7.237 ACRES
PROPOSED USE	CONDOMINIUM
NUMBER OF BLDGS.	2
BUILDING HEIGHT	MAX. 80 FEET
RESIDENTIAL UNITS	140 UNITS
1 BEDROOM (MIN. 600 SQ. FT.)	140 UNITS
2 BEDROOM (MIN. 900 SQ. FT.)	152 UNITS
3 BEDROOM (MIN. 1,100 SQ. FT.)	10 UNITS
TOTAL RESIDENTIAL UNITS	302 UNITS
RESIDENTIAL DENSITY	41.71 UNITS PER ACRE
BLDG. FOOTPRINT AREA	110,226 SQ. FT.
TOTAL BUILDING AREA	509,668 SQ. FT.
TOTAL OPEN SPACE AREA	98,812 SQ. FT.
TOTAL IMPERVIOUS COVER	216,430 SQ. FT.
PARKING REQUIRED	140 UNITS X 1.25 = 175 SPACES
2/3 BEDROOM 162 UNITS X 2 = 324 SPACES	
TOTAL PARKING REQUIRED	= 499 SPACES
GARAGE SPACES REQUIRED	= 150 SPACES
COVERED PARKING REQUIRED	= 100 SPACES
DIRECT ACCESS GARAGE REQ'D	= 30 SPACES
PARKING PROVIDED	= 109 SPACES
SURFACE COVERED/STRUCTURED GARAGE	= 270 SPACES
ATTACHED/DIRECT ACCESS GARAGE	= 150 SPACES
TOTAL PARKING PROVIDED	= 531 SPACES
ADA PARKING REQUIRED	= 12 SPACES
ADA PARKING PROVIDED	= MIN. 12 SPACES
GUEST PARKING REQUIRED	= 54 SPACES
GUEST PARKING PROVIDED	= 54 SPACES

DIMENSIONAL SUMMARY

MIN. LOT WIDTH	699.36 FEET
MIN. LOT DEPTH	255.09 FEET
YARD REQUIREMENTS	
(YARD SETBACKS ARE BASED ON BUILDING HEIGHT AND ALL YARD SETBACKS CALCULATED BELOW ARE BASED ON THE MAX BUILDING HEIGHT OF THE PRIMARY USE STRUCTURE)	
REQUIRED FRONT YARD	47 FEET*
* 25 FEET, PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET	
PROVIDED FRONT YARD	MIN. 58.79 FEET (ACCEPTABLE)
REQUIRED SIDE YARD	22 FEET
* 0 FEET, PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET	
PROVIDED SIDE YARD	MIN. 52.74 FEET (ACCEPTABLE)
REQUIRED REAR YARD	22 FEET*
* 0 FEET, PLUS 1/2 OF BUILDING HEIGHT OVER 36 FEET	
PROVIDED REAR YARD	MIN. 33.65 FEET (ACCEPTABLE)
REQUIRED MAX HEIGHT	MIN. 10 STOREYS*
* PROVIDED THE FLOOR AREA RATIO DOES NOT EXCEED 2:1	
MAX BUILDING HEIGHT	5 STOREYS (80 FEET)
REQUIRED MAX FLOOR AREA RATIO	10:1
CALCULATED FLOOR AREA RATIO	1.62:1

CONTACT INFORMATION

OWNER	SHEPHERD LAND ASSOCIATES, LP 1114 STRATFORD BOCA RATON, FL 33433 24-793-1319
DEVELOPER	SM CAPITAL REAL ESTATE INC. 6611 HILLOREST AVE FMS 100 DALLAS, TEXAS 75205-1301 214-599-0884
CONTRACTOR	CAN CONSULTING AND ENGINEERING SERVICES, INC. MATTHEW A. CAN, P.E. 6136 PRISMA SQ. BLVD. SUITE 400 FISCO, TEXAS 75034 972-284-3916
ARCHITECT	ARCHITECTURE DEMAREST DAVID DEMAREST, AIA, NCARB 2320 VALDINA STREET DALLAS, TEXAS 75207 214-748-6655

NOTES

- THE SITE IS LOCATED IN THE FEMA FLOODPLAIN DESIGNATION ZONE X, PER FEMA FIRM MAP COMMUNITY PANEL NO. 48439C0370, SUFFIX K, REVISION DATE 9/29/2009.
- EXISTING CONTOUR INFORMATION IS BASED ON CITY AND NCTCOG 2' CONTOUR ELEVATION DATA.
- DIMENSIONS ARE TO PROPERTY LINE, EASEMENT LINE, BUILDING FACE, OR FACE OF CURB.
- ALL CURB RADI ARE 3' UNLESS NOTED OTHERWISE.
- ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS, REFER TO THE ATTACHED FENCING DETAILS.
- ALL GATES SHALL CONFORM TO APPLICABLE CITY CODES REGARDING FIRE PROTECTION AND EMERGENCY ACCESS.
- MONUMENT SIGNAGE IS SHOWN FOR INFORMATIVE PURPOSES ONLY, AND SHALL BE PERMITTED SEPARATELY THROUGH THE BUILDING INSPECTIONS DEPARTMENT.
- LIVING APARTMENT UNITS THAT HAVE DIRECT ACCESS TO, OR DIRECTLY ADJACENT ANY WALL OF THE PARKING GARAGE MUST BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR.
- ALL SINGLE CAR GARAGE SPACES SHALL HAVE MINIMUM INTERIOR DIMENSIONS OF 17'X20', AND HAVE A MINIMUM GARAGE DOOR WIDTH OF 9'.

CITY OF GRAND PRAIRIE CASE # S150665

SITE PLAN

THE RESIDENCES AT 3000 BARDIN ROAD
GRAND PRAIRIE, TEXAS

PART OF BLOCK 3,
SHEPHERD VILLAGE, PHASE IV
BEING A 7.237 ACRE TRACT OF LAND, SITUATED IN THE JOHN MOODY
SURVEY, ABSTRACT NO. 1007, CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS

MAY 21, 2015



THE RESIDENCES AT
3000 BARDIN ROAD
GRAND PRAIRIE, TEXAS



SITE PLAN

DATE	10/24/2018
DESIGNED BY	R. GRAYSON
DRAWN BY	R. GRAYSON
CHECKED BY	N. CAN
DATE	MAY 27, 2015
PROJECT NO.	15-10001

C1.01

SHEET NO. 1 OF 1