



MICHAEL F. TWICHELL, L.P.
ARCHITECTS • PLANNING
INTERIORS
3624 DAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066

A
PROJECT
FOR:

Kaltarra Capital Partners, L.L.C.
3710 Rawlins Street, Suite 1390
Dallas, Texas 75219

FUTURE
MIXED-USE
PROJECT

NWC S.H. 161 & FORUM DRIVE
GRAND PRAIRIE, TEXAS

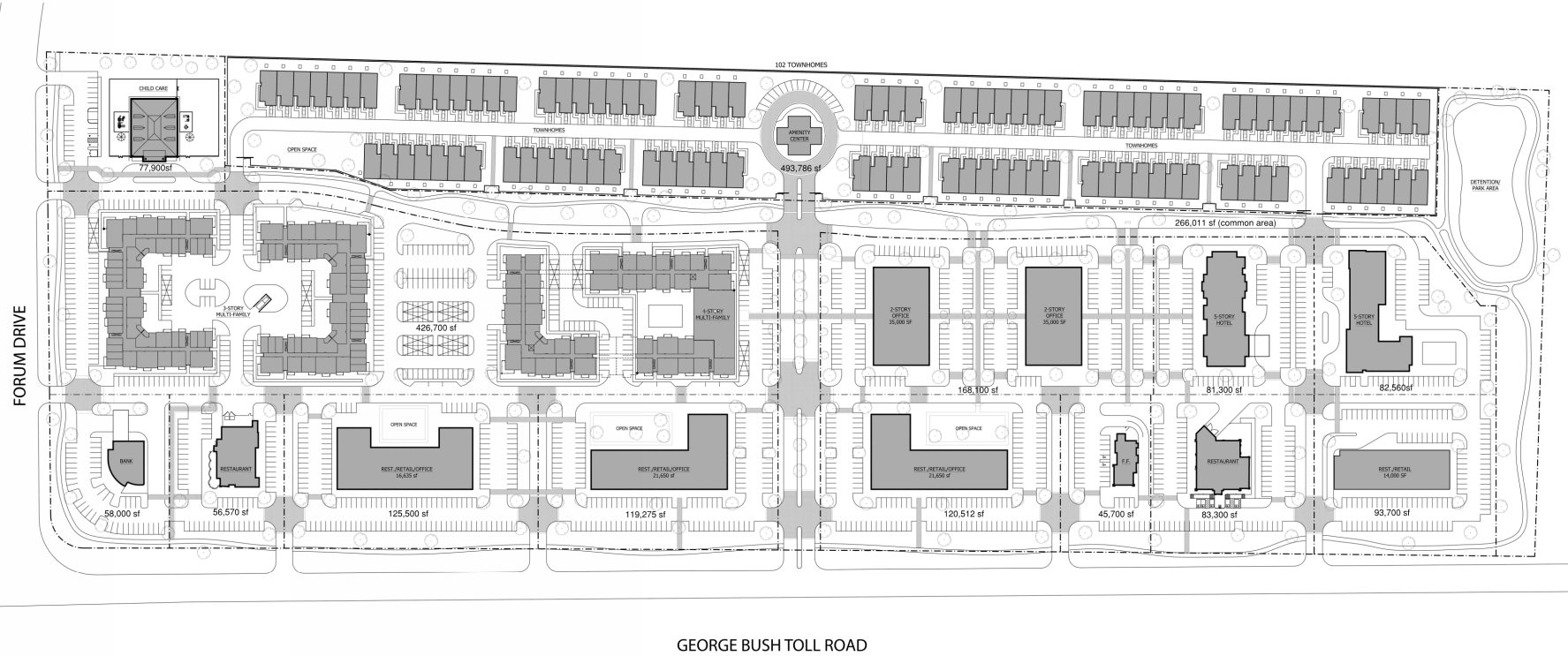
SITE PLAN

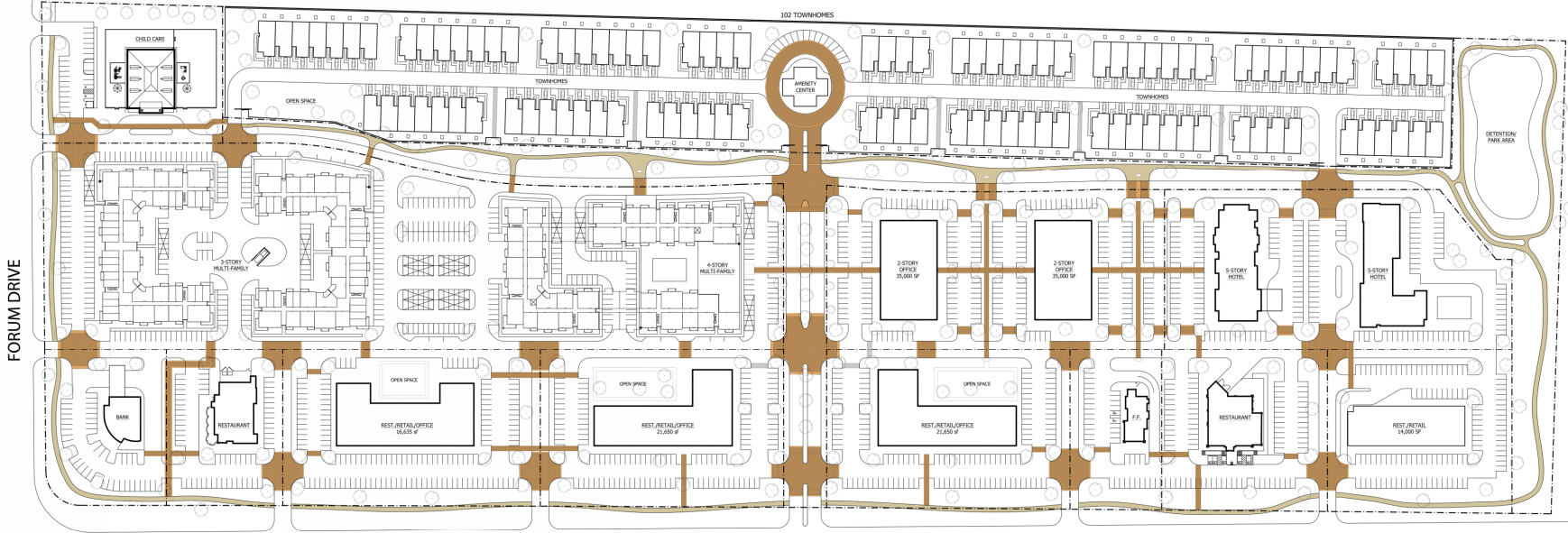
SCALE: 1" = 60'-0"

REV	DATE	DESCRIPTION

PROJECT NO:
SHEET

SP1-1





GEORGE BUSH TOLL ROAD



MICHAEL F. TWICHELL, L.P.
ARCHITECTS + PLANNING
INTERIORS

3624 OAK LAWN AVENUE, SUITE 100
DALLAS, TEXAS 75219
OFFICE: 214-521-3966

A
PROJECT
FOR:

Kalterra Capital Partners, L.L.C.
3710 Rawlins Street, Suite 1390
Dallas, Texas 75219

FUTURE
MIXED-USE
PROJECT

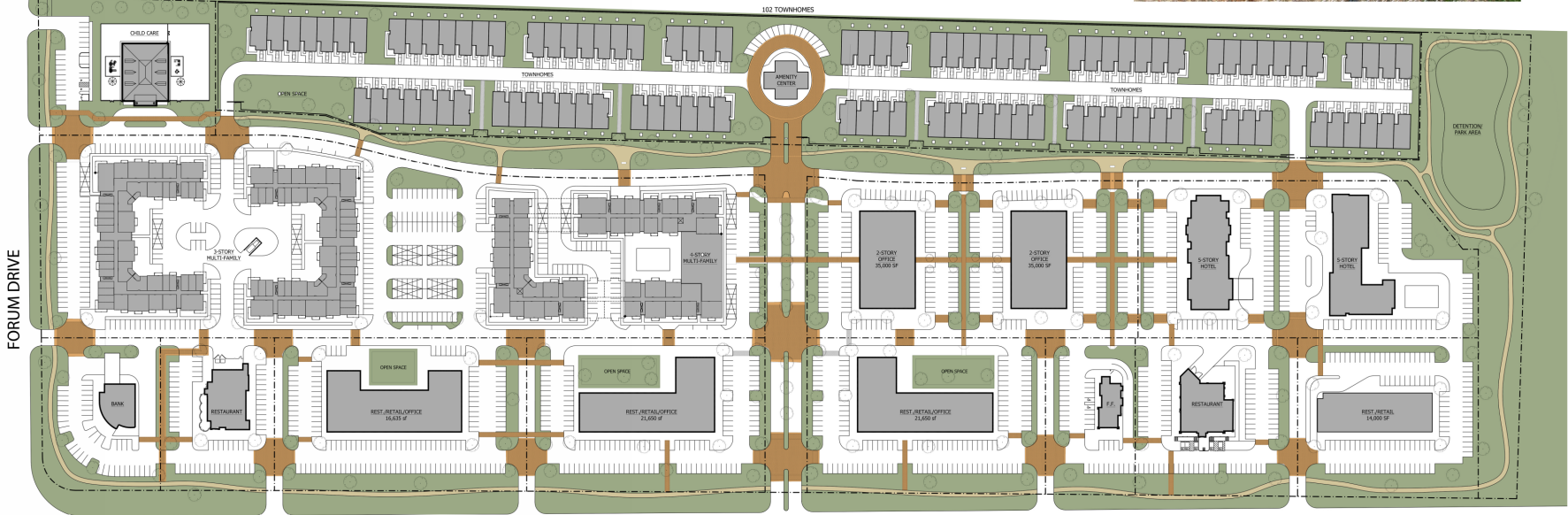
NWC S.W. 161 & FORUM DRIVE
GRAND PRAIRIE, TEXAS

SITE PLAN
SCALE: 1" = 60'-0"

REV	DATE	DESCRIPTION

PROJECT NO:
SHEET

SP1-1



GEORGE BUSH TOLL ROAD



MICHAEL F. TWICHELL, L.P.
ARCHITECTS • PLANNING
INTERIORS

3624 OAK LAWN AVENUE, SUITE 300
DALLAS, TEXAS 75219
OFFICE: 214-521-3866

A
PROJECT
FOR:

Kalterra Capital Partners, L.L.C.
3710 Rawlins Street, Suite 1390
Dallas, Texas 75219

FUTURE
MIXED-USE
PROJECT

NWC S.H. 161 & FORUM DRIVE
GRAND PRAIRIE, TEXAS

SITE PLAN

SCALE: 1" = 60'-0"

REV. DATE DESCRIPTION

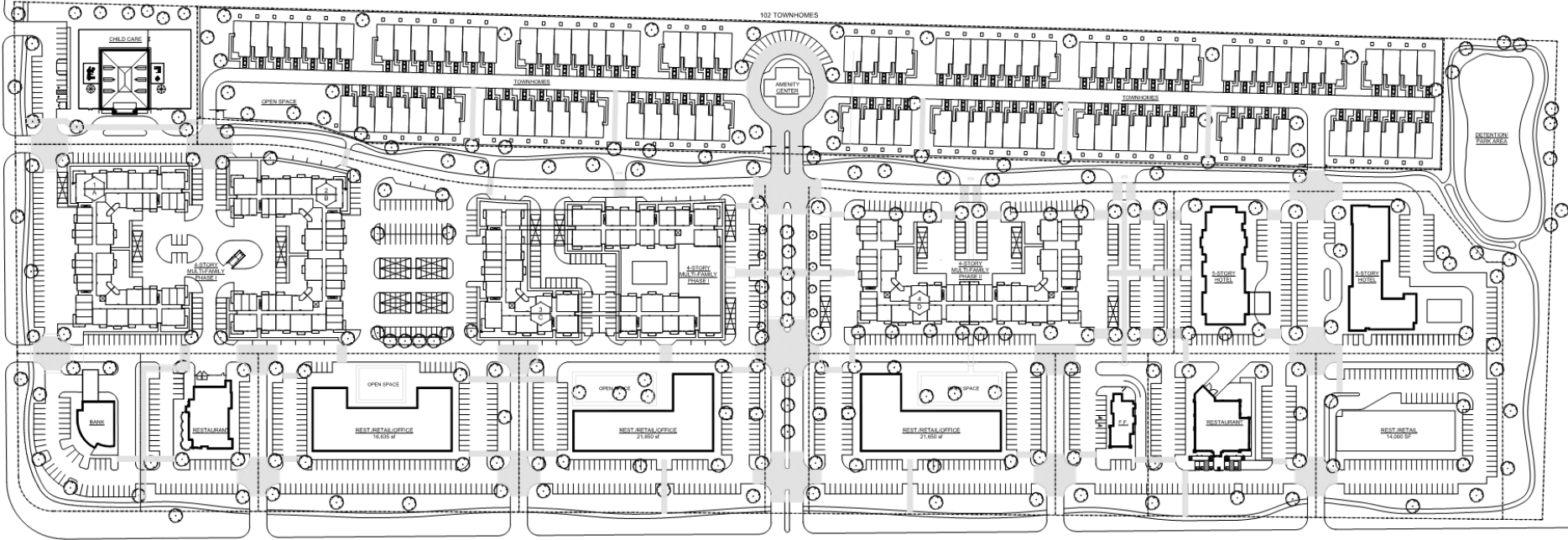


NORTH

PROJECT NO.
SHEET

SP1-1

GRAND PRAIRIE APARTMENTS
GRAND PRAIRIE, TEXAS



BUILDING KEY



SITE DATA

PHASE I	
TOTAL UNITS	381
SITE ACRES	9.79
SITE DENSITY	38.9
PHASE II	
TOTAL UNITS	150
SITE ACRES	4.11
SITE DENSITY	36.49

BUILDING TABULATION

BLDG TYPE	#BLDGS	UNITS/BLDG	UNIT TYPE
PHASE I			
A (4 STORY)	1	103	A1-30, A2-14, A3-16, B1-22, B2-14, C1-7
B (4 STORY)	1	103	A1-30, A2-14, A3-16, B1-22, B2-14, C1-7
C (4 STORY)	1	175	A1-38, A2-54, A3-8, B1-49, B2-8, B3-4, C1-14
TOTAL	3		
PHASE II			
D (4 STORY)	1	150	A1-64, A2-14, A3-16, B1-36, B2-14, C1-6

UNIT TABULATION - PHASE I & II

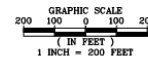
UNIT TYPE	#UNITS	UNIT S.F.	TOTAL S.F.
A1	162	694	112,428
A2	96	751	72,096
A3	56	818	45,808
B1	129	1,114	143,706
B2	50	1,155	57,750
B3	4	1,269	5,076
C1	34	1,441	48,994
TOTAL	531		436,864

PARKING TABULATION

PARKING PROVIDED (PHASE I)	
UNCOVERED SPACES	205
GARAGE SPACES	147
TANDEM SPACES	57
CARPORTS	98
TOTAL PARKING PROVIDED	507
PARKING RATIO	1.33
PARKING PROVIDED (PHASE II)	
UNCOVERED SPACES	113
GARAGE SPACES	24
TANDEM SPACES	60
CARPORTS	24
TOTAL PARKING PROVIDED	221
PARKING RATIO	1.47

EXCEPTIONS TO GRAND PRAIRIE UNIFIED DEVELOPMENT CODE

CODE:	INTERIOR SIDE SETBACK 45' +1' FOR EVERY 1 FOOT OVER 35' IN HEIGHT
EXCEPTION:	INTERIOR SIDE SETBACK SET AT 25'
CODE:	MULTIFAMILY SHALL CONTAIN SECURITY GATES AT ALL ENTRANCES TO THE COMPLEX
EXCEPTION:	NON-GATED COMPLEX
CODE:	PARKING REQUIRED
TOTAL PARKING	
1.50 PER 1 BED	471
2.00 PER BED	434
GUEST PARKING 10%	91
TOTAL REQUIRED	905
GARAGES REQUIRED	272
30% OF REQ'D PARKING	
COVERED PARKING REQUIRED	181
20% OF REQ'D PARKING	
EXCEPTION:	PARKING RATIO AT 1.37



SITE PLAN

SCALE 1" = 200' - 0"