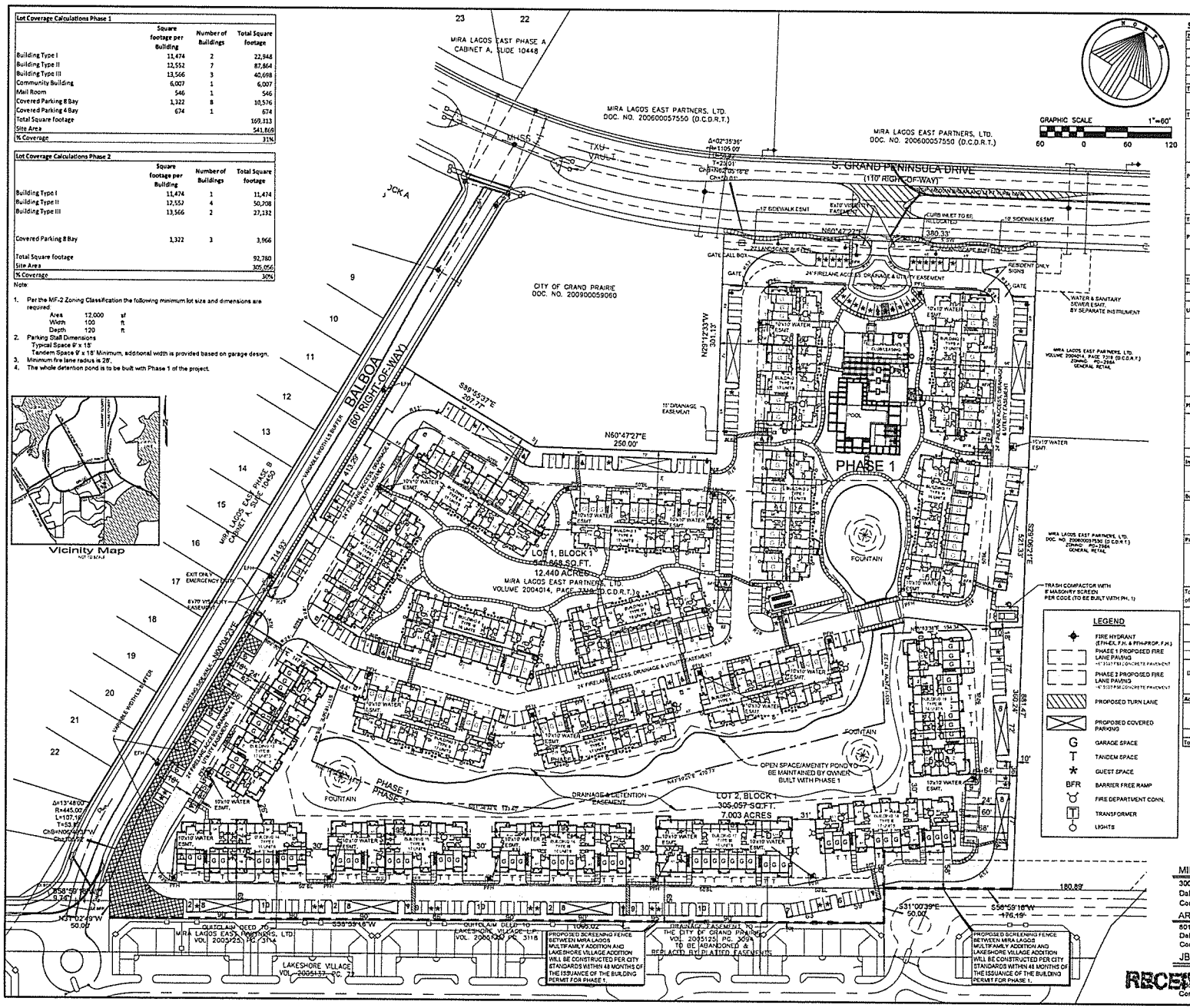
Lot Coverage Calculations Phase 1	Square footage per Building	Number of Buildings	Total Square footage
Building Type I	11,474	2	22,948
Building Type II	12,552	7	87,864
Building Type III	13,566	3	40,698
Community Building	6,007	1	6,007
Mail Room	546	1	546
Covered Parking 8 Bay	1,322	8	10,576
Covered Parking 4 Bay	674	1	674
Total Square footage			169,313
Site Area			541,869
% Coverage			31%

Lot Coverage Calculations Phase 2	Square footage per Building	Number of Buildings	Total Square footage
Building Type I	11,474	1	11,474
Building Type II	12,552	4	50,208
Building Type III	13,566	2	27,132
Covered Parking 8 Bay	1,322	3	3,966
Total Square footage			92,780
Site Area			305,056
% Coverage			30%

Note:

1. Per the MF-2 Zoning Classification the following minimum lot size and dimensions are required:
   - Area 12,000 sf
   - Width 100 ft
   - Depth 120 ft
2. Parking Stall Dimensions
   Typical Space 9' x 18'
   Tandem Space 9' x 18' Minimum, additional width is provided based on garage design.
3. Minimum fire lane radius is 28'.
4. The whole detention pond is to be built with Phase 1 of the project.



Vicinity Map

SITE DEVELOPMENT DATA

Zoning		PD-298A MF-2	
Density		16 units per acre	
Exterior Masonry Content Required		90%	
Percentage of Landscape Required		15%	
Maximum Building Height		36'-9" to ridgeline, 19'-9" to top of plate	
Total Site Area		19.44 acres	846,925 s.f.
	Phase 1	12.44 acres	541,869 s.f.
	Phase 2	7.00 acres	305,056 s.f.
Total Building Square Footage			266,223 s.f.
			Building S.F. by Type
	Building Type I	21,832 s.f. per building	43,664 s.f.
	Building Type II	23,795 s.f. per building	166,565 s.f.
	Building Type III	25,998 s.f. per building	77,994 s.f.

Phase 1 Building Summary		No. of Buildings in Phase 1	Unit per Building	Total No. of Units	Garages per Building	Total Garages
	Type I	2	16	32	10	20
	Type II	7	17	119	9	63
	Type III	3	16	48	10	30
Totals				199		113

Phase 2 Building Summary		No. of Buildings in Phase 2	Unit per Building	Total No. of Units	Garages per Building	Total Garages
	Type I	1	16	16	10	10
	Type II	4	17	68	9	36
	Type III	2	16	32	10	20
Totals				116		66

Unit Mix Summary Per Building		No. 1 Bedroom	No. 2 Bedroom	No. 3 Bedroom	Total Units per Building
	Type I	12	4	0	16
	Type II	8	9	0	17
	Type III	6	3	7	16

Phase 1 Unit Mix Summary Total		No. 1 Bedroom	No. 2 Bedroom	No. 3 Bedroom	Total Units per Building
	Type I	24	8	0	32
	Type II	56	63	0	119
	Type III	18	9	21	48
	Total by Unit	98	80	21	199 Units

Phase 2 Unit Mix Summary Total		No. 1 Bedroom	No. 2 Bedroom	No. 3 Bedroom	Total Units per Building
	Type I	12	4	0	16
	Type II	32	36	0	68
	Type III	12	6	14	32
	Total by Unit	56	46	14	116 Units

Impervious Cover			
	Buildings	472,748	s.f.
	Paving	146,725	s.f.
	Sidewalks/Hardscape	37,800	s.f.

Building Setbacks			
	Front	60	ft
	Rear	50	ft
	Side	50	ft
	Interior	0	ft

Parking Summary	Phase 1		Phase 2		
Parking Required	Unit Mix	No. Spaces Required	Unit Mix	No. Spaces Required	
1.25 per 1 bedroom units	98	123	56	70	
2.0 per 2 bedroom units	80	160	46	92	
2.0 per 3 bedroom units	21	42	14	28	
Total Parking Spaces Required based on No. of bedrooms		325		190	515

Required Parking Breakdown by Type	Phase 1 Required	Phase 1 Provided	Phase 2 Required	Phase 2 Provided	Total
Surface	162	133	95	113	
Tandem Spaces (50% of amount Shown)	not required	56	not required	42	
Total Surface	162	189			
Type of Parking					
Garages (30% of total)	98	113	57	66	
Direct Access Garages (20% of garage spaces)	20	20	12	14	
Covered Parking (20% of total)	65	72	38	40	
Guest spaces (10% of total)	33	33	19	19	
Accessible Parking Summary					
Accessible Parking (includes 2 van Ph 1)	7	9	4	4	
Accessible Garage (1 direct Access Ph. 1)		3		2	
Accessible Covered Parking		1		1	
Total Accessible spaces	7	13		7	
Total Spaces Provided		374		261	635

SITE PLAN

MIRA LAGOS APARTMENTS PHASE 2

MIRA LAGOS EAST
MULTIFAMILY ADDITION

BEING 7.00 ACRES or 305,056 SQUARE FEET
OUT OF THE
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 1700;
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

MIRA LAGOS EAST PARTNERS, LTD. — OWNERS
3001 Knox Street, Suite 207
Dallas, Texas 75205 — (214) 445-2211
Contact: Ben McCaslin

ARCHITECTURE DEMAREST — ARCHITECT
801 Core Street, Suite B
Dallas, Texas 75207 — (214) 748-6655
Contact: Jerry Lowery

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
[illegible] Drive, Suite 200 B
[illegible] 75001 — (972) 248-7676
Contact: Daniel Dewey

OCTOBER 29, 2014

Sheet 1 of 1

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