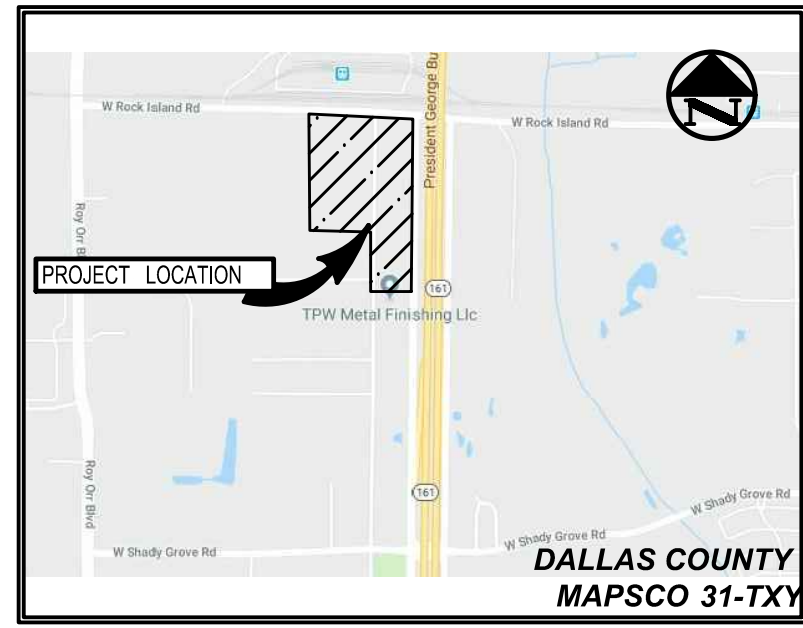


ITEM	EXISTING BUILDING	PROPOSED BUILDING	TOTAL
ZONING (FROM ZONING MAP)	Single Family (SF)-1 & Planned Development (PD)-60	Planned Development District (PD)-48	Planned Development District (PD)-48
LAND USE (FROM ZONING ORDINANCE)	SF-Detached, Storage, Undeveloped	MF-Apartments	MF-Apartments
TOTAL LOT AREA (SQUARE FEET & ACRES)	31.33 AC (1,364,735 SF)	31.33 AC (1,364,735 SF)	31.33 AC (1,364,735 SF)
LOT COVERAGE	0% on undeveloped land	312,232 SF/1,364,735 SF = 23%	312,232 SF/1,364,735 SF = 23%
PARKING REQUIRED	2 spaces in a garage per unit	MULTI-FAMILY (1.25 spaces per each 1 bedroom unit; 2 spaces per each unit containing 2 bedrooms or more) 1,072 units * 1.75 space/unit = 1,876 TOTAL REQUIRED = 1,876 spaces 20 + 1/100 over 1000 = 29	MULTI-FAMILY (1.25 spaces per each 1 bedroom unit; 2 spaces per each unit containing 2 bedrooms or more) 1,072 units * 1.75 space/unit = 1,876 TOTAL REQUIRED = 1,876 spaces 20 + 1/100 over 1000 = 29
HANDICAP REQUIRED PARKING	N/A	1,881 spaces	1,881 spaces
TOTAL SPACES PROVIDED	2 spaces in a garage per unit	29 handicap spaces	29 handicap spaces
HANDICAP PARKING PROVIDED	N/A		
TOTAL BUILDING AREA (SQUARE FEET)	Undeveloped land & SF	1,305,500 SF	1,305,500 SF
IMPERVIOUS AREA	Undeveloped land & SF	781,009 SF (57%)	781,009 SF (57%)
IMPACT ZONE	North (Tarrant)	North (Tarrant)	North (Tarrant)

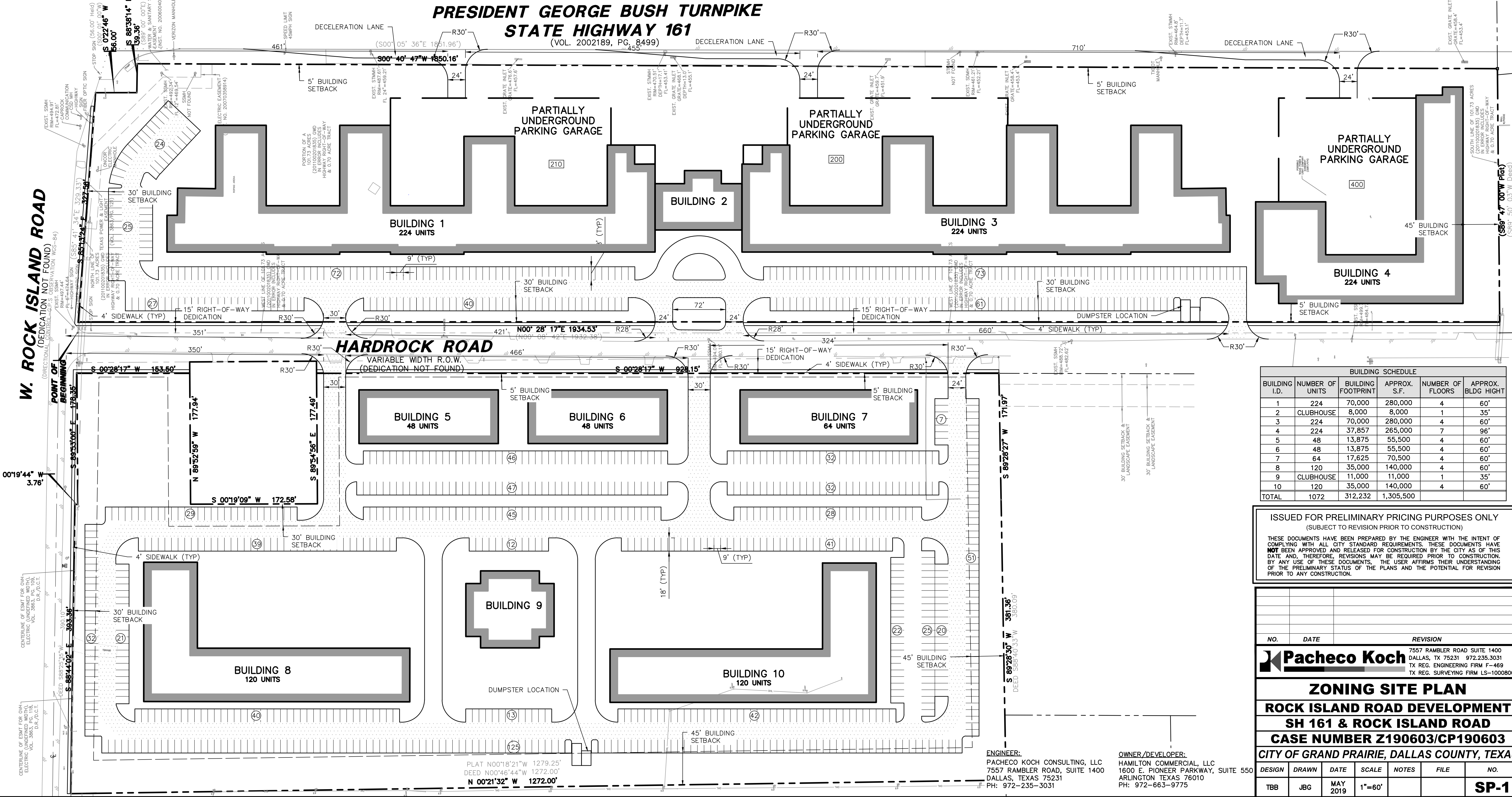
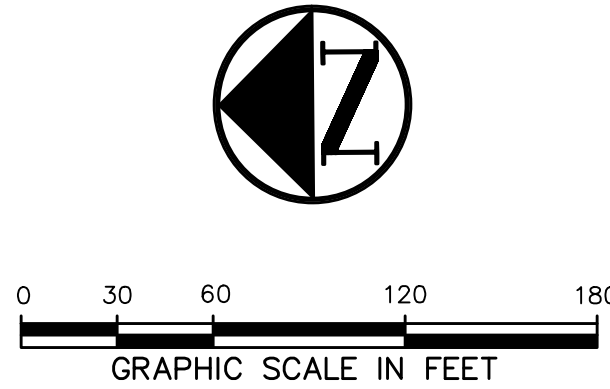


VICINITY MAP  
(NOT TO SCALE)

LEGEND

- 12 STANDARD PARKING STALL COUNT (9'x18')
- 12 GARAGE PARKING STALL COUNT
- PROPOSED FIRE LANE  
TYPICAL FIRE LANES SHALL BE 24' SIDE WITH A MINIMUM INSIDE RADIUS OF 30'. AREAS ADJACENT TO BUILDINGS OVER 30' SHALL HAVE 26' WIDE FIRE LANES.

NOTE:  
PARTIALLY UNDERGROUND PARKING STRUCTURE SHALL HAVE CONNECTION POINT TO SURFACE PARKING ALONG HARDROCK ROAD.



BUILDING SCHEDULE					
BUILDING I.D.	NUMBER OF UNITS	BUILDING FOOTPRINT	APPROX. S.F.	NUMBER OF FLOORS	APPROX. BLDG. HIGHT
1	224	70,000	280,000	4	60'
2	CLUBHOUSE	8,000	8,000	1	35'
3	224	70,000	280,000	4	60'
4	224	37,857	265,000	7	96'
5	48	13,875	55,500	4	60'
6	48	13,875	55,500	4	60'
7	64	17,625	70,500	4	60'
8	120	35,000	140,000	4	60'
9	CLUBHOUSE	11,000	11,000	1	35'
10	120	35,000	140,000	4	60'
TOTAL	1072	312,232	1,305,500		

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)  
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

**Pacheco Koch**  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10080800

**ZONING SITE PLAN**  
**ROCK ISLAND ROAD DEVELOPMENT**  
**SH 161 & ROCK ISLAND ROAD**  
**CASE NUMBER Z190603/CP190603**  
**CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TBB	JBG	MAY 2019	1"=60'			<b>SP-1</b>

ENGINEER:  
PACHECO KOCH CONSULTING, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031

OWNER/DEVELOPER:  
HAMILTON COMMERCIAL, LLC  
1600 E. PIONEER PARKWAY, SUITE 550  
ARLINGTON TEXAS 76010  
PH: 972-663-9775