

PARKING KEY

S-OPEN SPACES
G-GARAGE
T-TANDEM
C-CARPORT
P-GUEST

SITE DATA

TOTAL SITE AREA: 21.1939 ACRES
NO FLOOD PLAIN
NO WETLANDS
CURRENT ZONING: A - AGRICULTURE
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
PHASE 1: 12.0000 ACRES, 300 UNITS, 25.00 UNITS/ACRE
PHASE 2: 9.1939 ACRES, 3-STORY RESIDENTIAL BUILDINGS, 1-STORY CLUBHOUSE, FUTURE COMMERCIAL

SITE AMENITIES

AMENITIES SHALL COMPLY WITH UDC APPENDIX W, SECTION 3.II.

1. ENVIRONMENTALLY-FRIENDLY BUILDING MATERIALS
TIER I OPT. vii HIGH EFFICIENCY WINDOWS
TIER II OPT. vi QUALIFIED RECYCLING PROGRAM
TIER III OPT. vii WALKING/JOGGING TRAIL
OPT. ii LED/LOW WATTAGE LIGHTING
OPT. iii BICYCLE PARKING
OPT. vii OUTDOOR RECREATION SPACES

2. HIGH-QUALITY FEATURES
TIER I OPT. i GRANITE COUNTERTOPS
OPT. v UPGRADED CABINETRY
TIER II OPT. i ARCHED FORMS SEPARATING ROOMS
OPT. ii UPGRADED LIGHT FIXTURES
OPT. iii WALK-IN CLOSETS

CLUBHOUSE AMENITIES SHALL INCLUDE A FULLY EQUIPPED FITNESS CENTER, A SPIN/YOGA CENTER, AND COMMUNITY GATHERING SPACES.

UNIT AMENITIES SHALL INCLUDE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A PRIVATE BALCONY/PATIO.

SITE NOTES

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- PROPOSED EXTERIOR MASONRY CONTENT IS 100% PER UDC APPENDIX W, SECTION 3.I.A.1. A MINIMUM OF 60% SHALL BE STUCCO WITH THE REMAINDER BEING SIMULATED STONE AND BRICK. INTERIOR OF PATIOS/BALCONIES SHALL BE FIBER-CEMENT SIDING.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.I.
- A MINIMUM OF 15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.II.G.
 - 15% OF 10.80 ACRES = 1.59 ACRES (69,261 SF) REQ'D LANDSCAPING
 - 1 TREE REQ'D PER 500 SF OF REQ'D LANDSCAPE AREA = 139 TREES
 - STREET TREES PROVIDED AT 50' MAX. SPACING
 - PARKING LOT TREES PROVIDED AT 1 TREE PER 20 SPACES
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER F.I.R.M. PANEL #48113C0445K, DATED 7/7/2014.
- PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

PARKING TABULATION

PARKING REQUIRED:		
1 BEDROOM UNITS	180 (60%) X 1.25 SP./UNIT	225
2-3 BEDROOM UNITS	120 (40%) X 2.00 SP./UNIT	240
TOTAL PARKING		465

COVERED PARKING REQUIRED:		
GARAGES	30% OF REQ'D PARKING	140
CARPORTS	20% OF REQ'D PARKING	93

DESIGNATED GUEST PARKING REQUIRED:		
GUEST	10% OF REQ'D PARKING	47

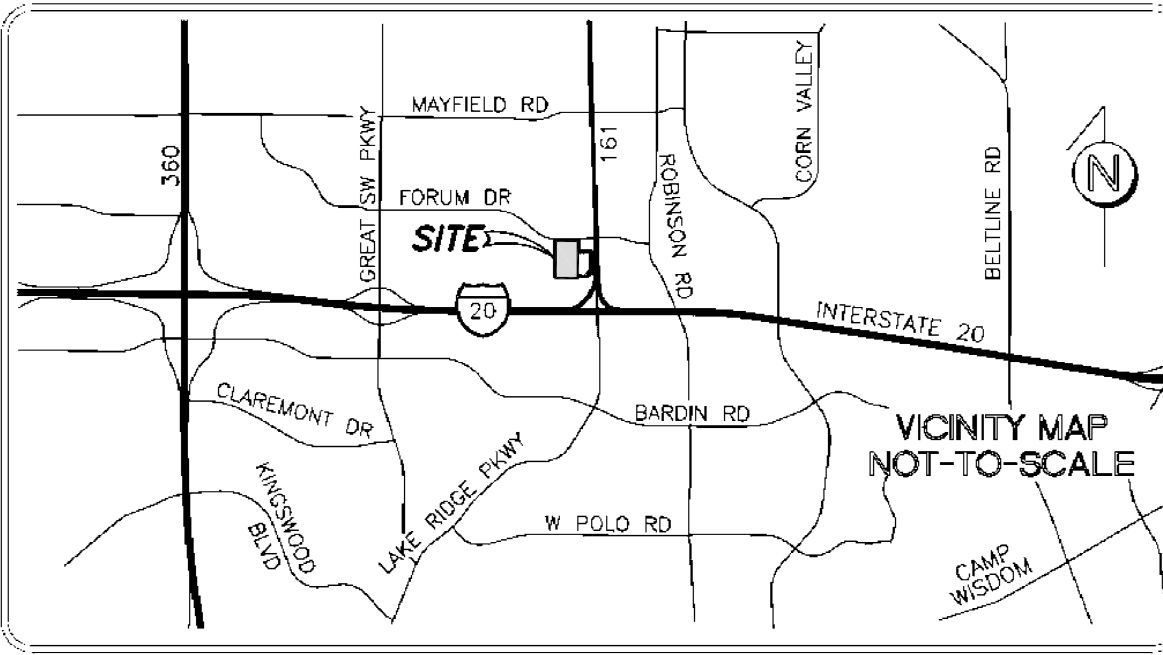
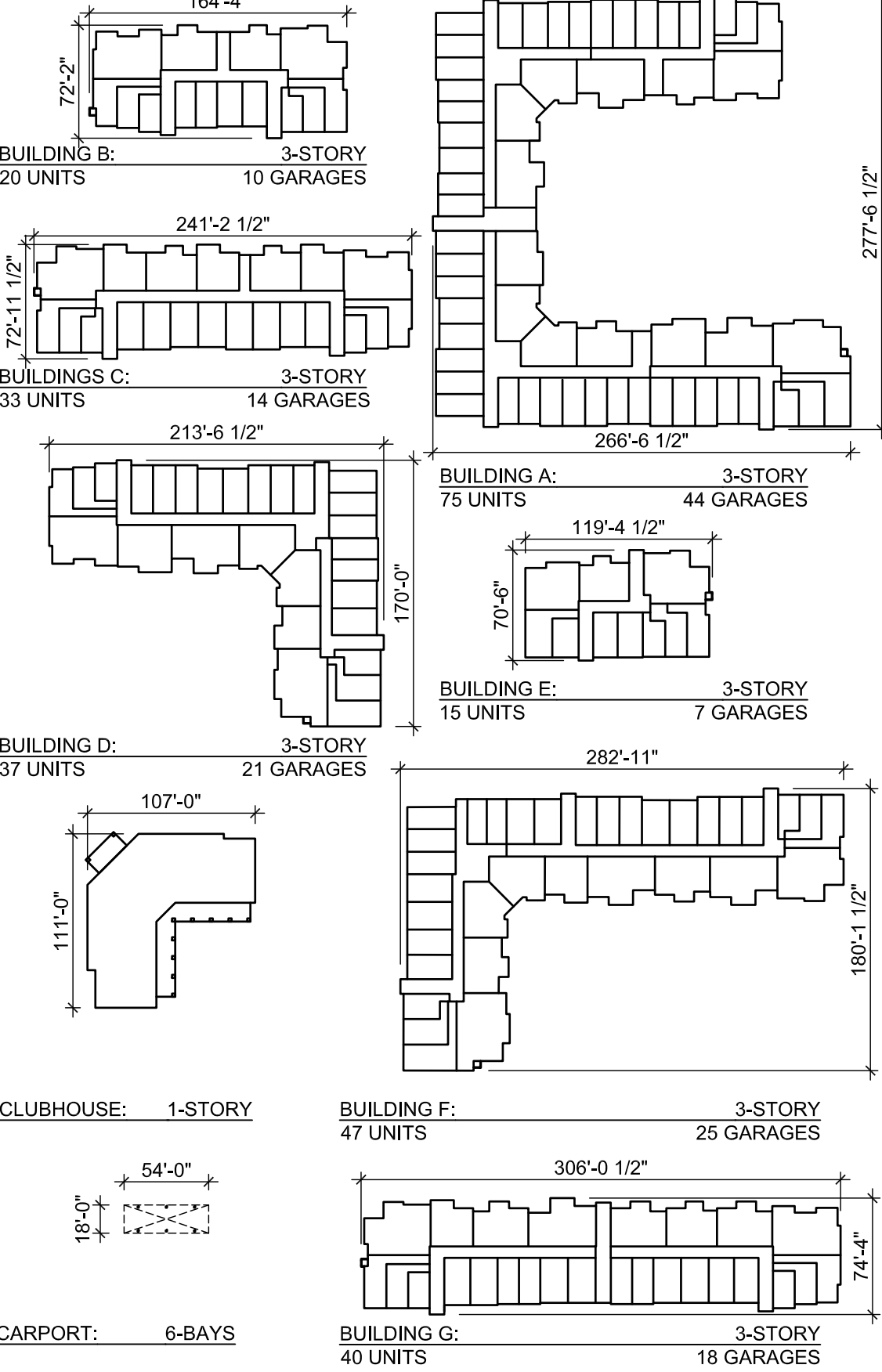
PARKING PROVIDED:		
OPEN SPACES		150
GARAGE		153
TANDEM		151
CARPORT		96
GUEST		47
TOTAL PARKING		582

PARKING TO UNIT RATIO	1.94 SPACES/UNIT
CLUBHOUSE PARKING	15
GRAND TOTAL PARKING PROVIDED	597

BUILDING SETBACK NOTES

- 45 FT. SIDE AND REAR SETBACKS INCREASE BY 1 FT FOR EVERY FT. OF BLDG. HT. GREATER THAN 35 FT.
- 3 FT. ACCESSORY BLDG. SETBACK IS SUBJECT TO A MAX. BLDG. HT. OF 10 FT. ACCESSORY BLDGS. GREATER THAN 10' IN HT. ARE SUBJECT TO THE STANDARD SETBACKS.

PROPOSED BUILDINGS



VICINITY MAP
(NOT TO SCALE)

OWNER:
SWBC REAL ESTATE, LLC
5949 SHERRY LN., SUITE 750
DALLAS, TX 75225
PH: 214.924.4156
CONTACT: SPENCER BYINGTON

DEVELOPER:
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APPLICANT:
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1255 W. 15TH ST., SUITE 125
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ROYALTON AT GRAND PRAIRIE
FORUM DRIVE NEAR
STATE HIGHWAY 161

CITY OF GRAND PRAIRIE, TEXAS

DRAWN	DATE	PROJECT NO.	CASE NO.
ALE	03/13/19	18133	S190501

