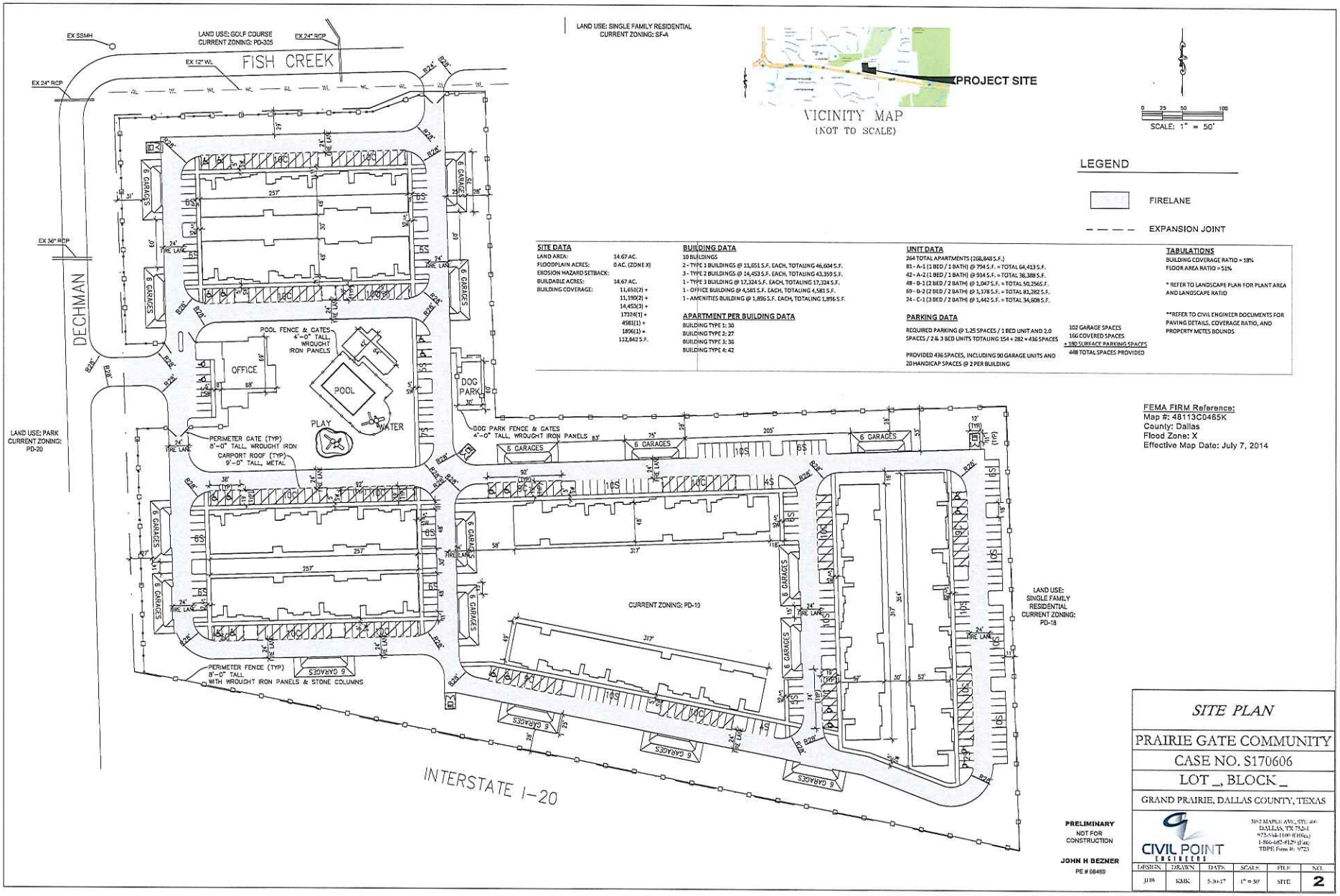

SITE DATA

LAND AREA:	14.67 AC.
FLOODPLAIN ACRES:	0 AC. (ZONE X)
EROSION HAZARD SETBACK:	
BUILDABLE ACRES:	14.67 AC.
BUILDING COVERAGE:	11,651(2) + 11,190(2) + 14,453(3) + 17324(1) + 4581(1) + 1896(1) = 112,842 S.F.

BUILDING DATA

10 BUILDINGS
2 - TYPE 1 BUILDINGS @ 11,651 S.F. EACH, TOTALING 46,604 S.F.
3 - TYPE 2 BUILDINGS @ 14,453 S.F. EACH, TOTALING 43,359 S.F.
1 - TYPE 3 BUILDING @ 17,324 S.F. EACH, TOTALING 17,324 S.F.
1 - OFFICE BUILDING @ 4,581 S.F. EACH, TOTALING 4,581 S.F.
1 - AMENITIES BUILDING @ 1,896 S.F. EACH, TOTALING 1,896 S.F.

APARTMENT PER BUILDING DATA

BUILDING TYPE 1: 30
BUILDING TYPE 2: 27
BUILDING TYPE 3: 36
BUILDING TYPE 4: 42

UNIT DATA

264 TOTAL APARTMENTS (268,848 S.F.)
81 - A-1 (1 BED / 1 BATH) @ 794 S.F. = TOTAL 64,413 S.F.
42 - A-2 (1 BED / 1 BATH) @ 914 S.F. = TOTAL 38,388 S.F.
48 - D-1 (2 BED / 2 BATH) @ 1,047 S.F. = TOTAL 50,256 S.F.
69 - D-2 (2 BED / 2 BATH) @ 1,178 S.F. = TOTAL 81,282 S.F.
24 - C-1 (3 BED / 2 BATH) @ 1,442 S.F. = TOTAL 34,608 S.F.

PARKING DATA

REQUIRED PARKING @ 1.25 SPACES / 1 BED UNIT AND 2.0 SPACES / 2 & 3 BED UNITS TOTALING 154 + 282 = 436 SPACES

PROVIDED 436 SPACES, INCLUDING 90 GARAGE UNITS AND 20 HANDICAP SPACES @ 2 PER BUILDING

102 GARAGE SPACES
166 COVERED SPACES
+ 180 SURFACE PARKING SPACES
448 TOTAL SPACES PROVIDED

TABULATIONS

BUILDING COVERAGE RATIO = 18%
FLOOR AREA RATIO = 51%

* REFER TO LANDSCAPE PLAN FOR PLANT AREA AND LANDSCAPE RATIO

**REFER TO CIVIL ENGINEER DOCUMENTS FOR PAVING DETAILS, COVERAGE RATIO, AND PROPERTY METES BOUNDS

FEMA FIRM Reference:
Map #: 48113C0465K
County: Dallas
Flood Zone: X
Effective Map Date: July 7, 2014

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 08469

SITE PLAN

PRAIRIE GATE COMMUNITY

CASE NO. S170606

LOT _, BLOCK _

GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CIVIL POINT ENGINEERS
3102 MAPLE AVE., STE. 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	KMK	5-30-17	1" = 50'	SITE	2