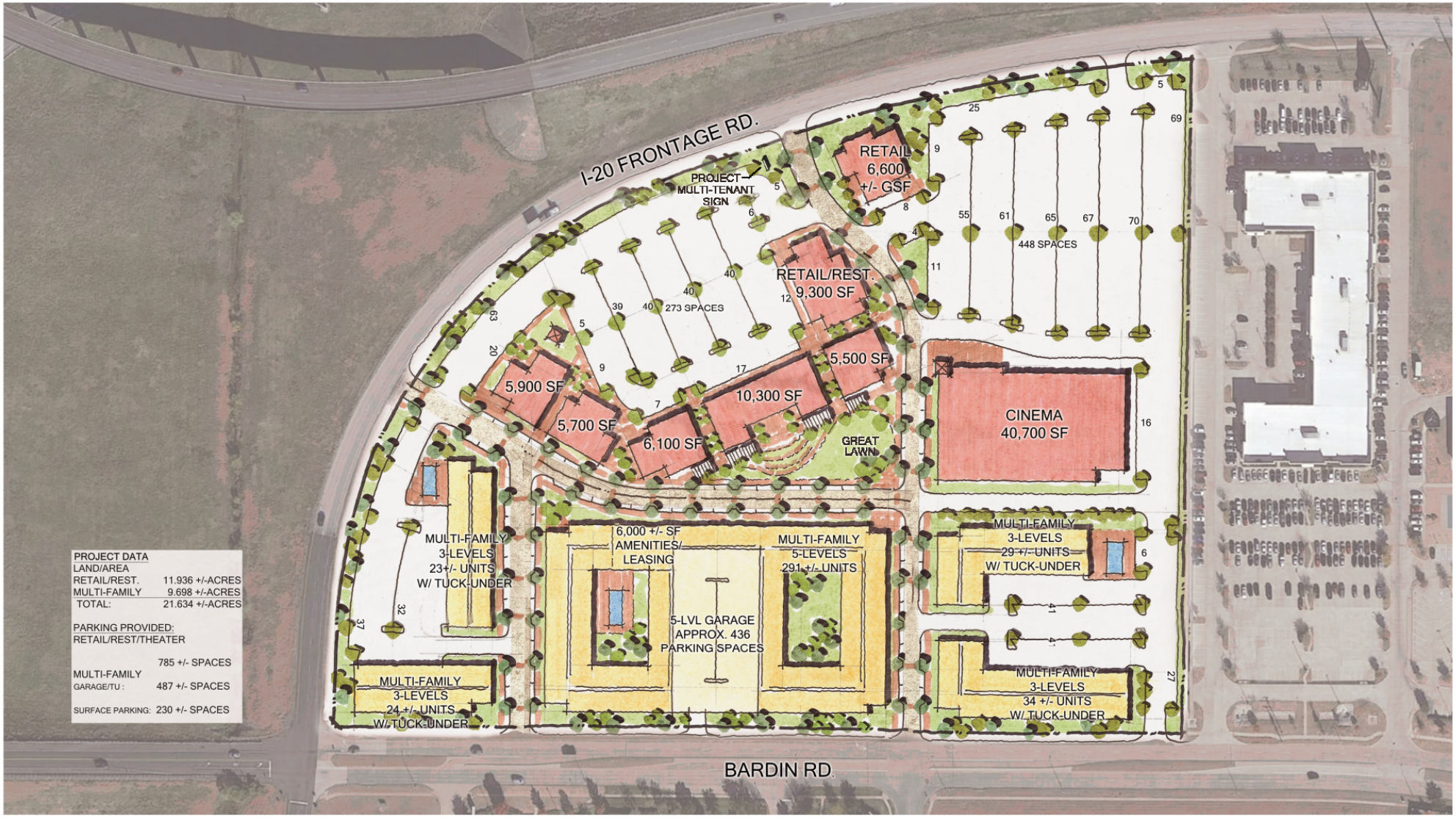


CONCEPTUAL MASTER PLAN

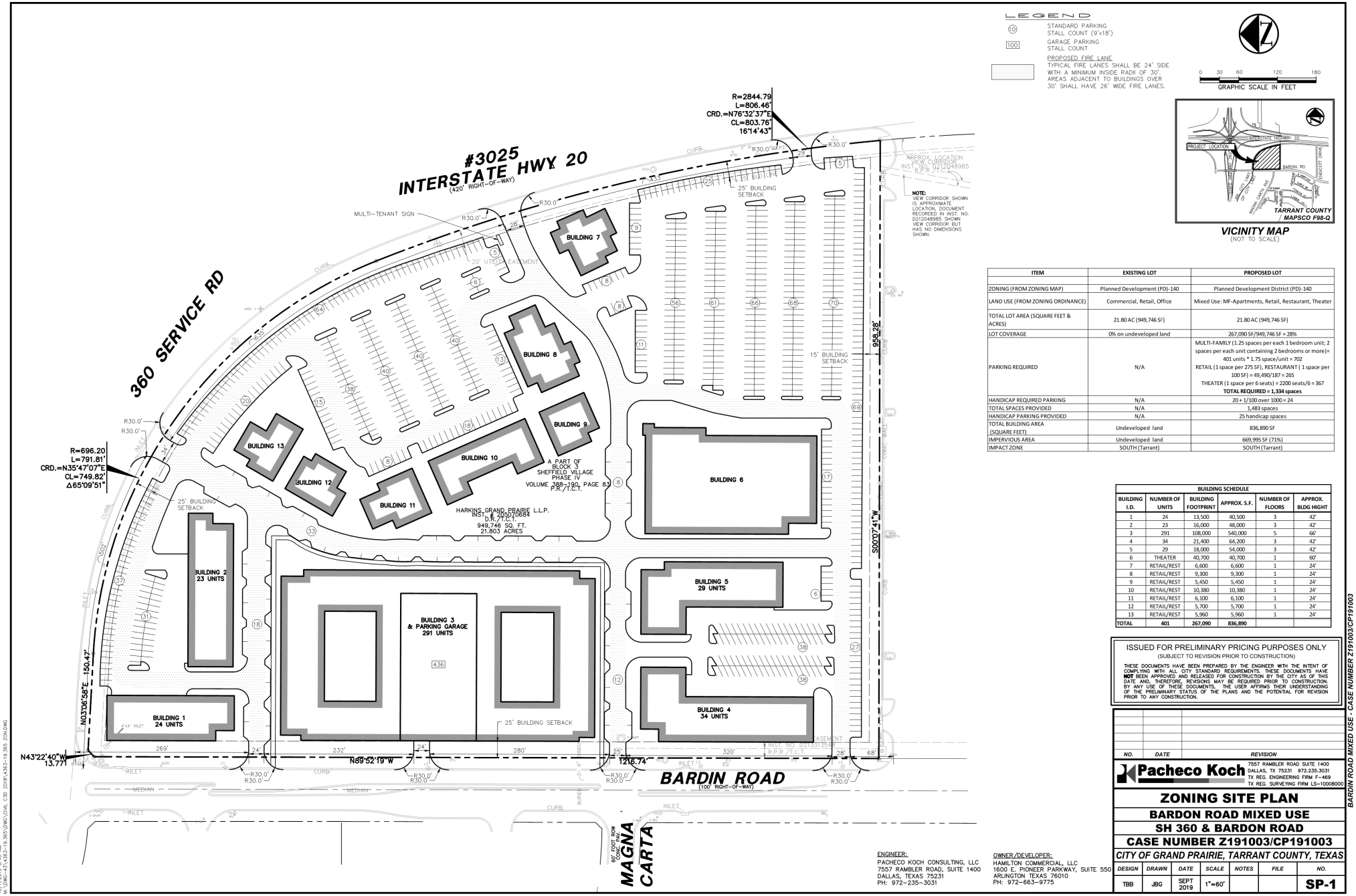
0 60 120 240 Feet

State Highway 360 / Bardin Road NEC
Grand Prairie, Texas

Job #: 19134.00 Scale: 1" = 60'
Date: 09/30/19 File Name: Sht_Site-2.psd
Drawn by: BEM Not for regulatory approval, permitting, or construction

HAMILTON COMMERCIAL

gff PLANNING
Dallas | Fort Worth | Austin



VICINITY MAP
(NOT TO SCALE)

ITEM	EXISTING LOT	PROPOSED LOT
ZONING (FROM ZONING MAP)	Planned Development (PD)-140	Planned Development District (PD)-140
LAND USE (FROM ZONING ORDINANCE)	Commercial, Retail, Office	Mixed Use: MF-Apartments, Retail, Restaurant, Theater
TOTAL LOT AREA (SQUARE FEET & ACRES)	21.80 AC (949,746 SF)	21.80 AC (949,746 SF)
LOT COVERAGE	0% on undeveloped land	267,090 SF/949,746 SF = 28%
PARKING REQUIRED	N/A	MULTI-FAMILY (1.25 spaces per each 1 bedroom unit; 2 spaces per each unit containing 2 bedrooms or more)= 401 units * 1.75 space/unit = 702 RETAIL (1 space per 275 SF), RESTAURANT (1 space per 100 SF) = 49,490/187 = 265 THEATER (1 space per 6 seats) = 2200 seats/6 = 367 **TOTAL REQUIRED = 1,334 spaces**
HANDICAP REQUIRED PARKING	N/A	20 + 1/100 over 1000 = 24
TOTAL SPACES PROVIDED	N/A	1,483 spaces
HANDICAP PARKING PROVIDED	N/A	25 handicap spaces
TOTAL BUILDING AREA (SQUARE FEET)	Undeveloped land	836,890 SF
IMPERVIOUS AREA	Undeveloped land	669,995 SF (71%)
IMPACT ZONE	SOUTH (Tarrant)	SOUTH (Tarrant)

BUILDING SCHEDULE

BUILDING I.D.	NUMBER OF UNITS	BUILDING FOOTPRINT	APPROX. S.F.	NUMBER OF FLOORS	APPROX. BLDG HIGHT
1	24	13,500	40,500	3	42'
2	23	16,000	48,000	3	42'
3	291	108,000	540,000	5	66'
4	34	21,400	64,200	3	42'
5	29	18,000	54,000	3	42'
6	THEATER	40,700	40,700	1	60'
7	RETAIL/REST	6,600	6,600	1	24'
8	RETAIL/REST	9,300	9,300	1	24'
9	RETAIL/REST	5,450	5,450	1	24'
10	RETAIL/REST	10,380	10,380	1	24'
11	RETAIL/REST	6,100	6,100	1	24'
12	RETAIL/REST	5,700	5,700	1	24'
13	RETAIL/REST	5,960	5,960	1	24'
TOTAL	**401**	**267,090**	**836,890**		

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-10008000

ZONING SITE PLAN

BARDON ROAD MIXED USE

SH 360 & BARDON ROAD

CASE NUMBER Z191003/CP191003

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TBB	JBG	SEPT 2019	1"=60'			SP-1

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

BARDIN ROAD MIXED USE - CASE NUMBER Z191003/CP191003

PK FILE: 4363-19.365 PK-4363-19.365 ZON.DWG

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