Exhibit "A:

SITE LOCATION MAP (NTS)

SITE DATA:

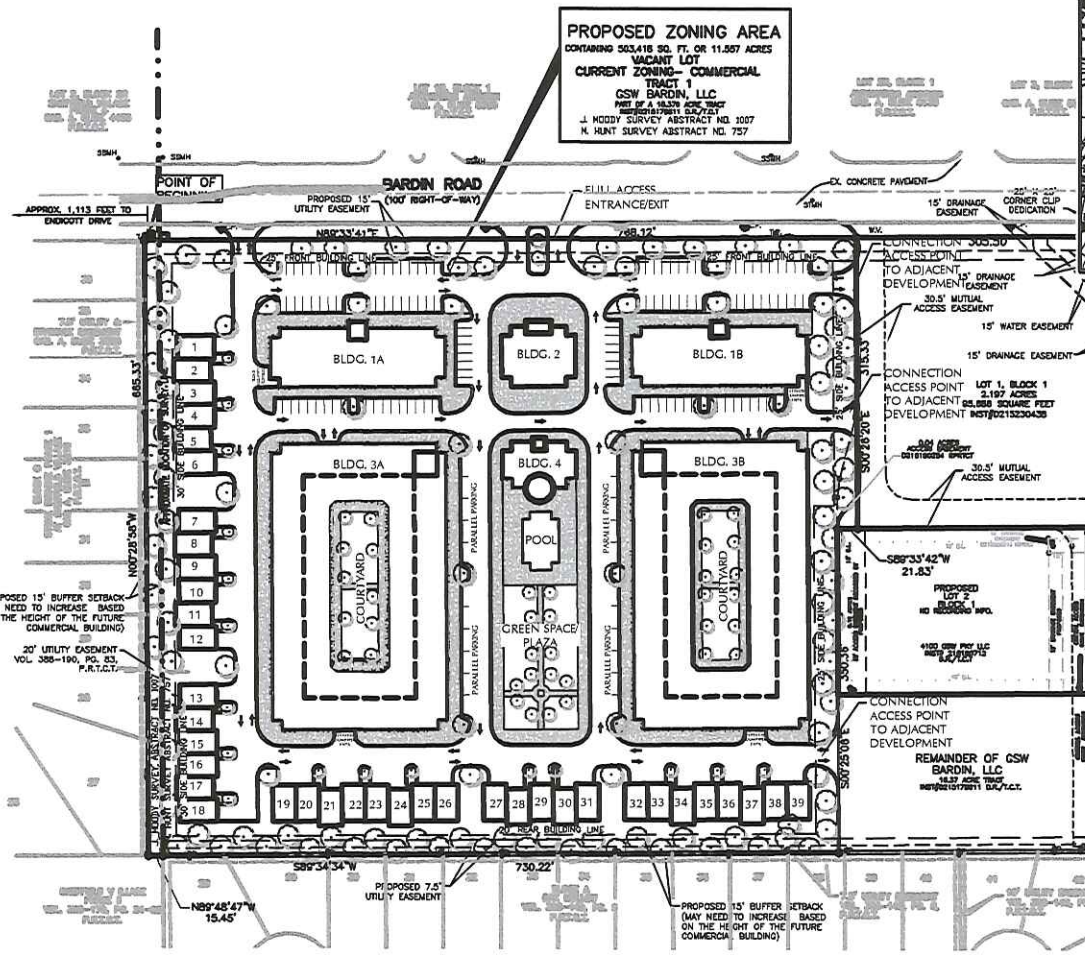
TOTAL SITE AREA	11.557 ACRES (503,418SF)
ZONING	
EXISTING ZONING	(C) COMMERCIAL
PROPOSED ZONING	(MU) MIXED-USE
ZONING JURISDICTION	CITY OF GRAND PRAIRIE
SETBACKS:	
FRONT YARD	25 FEET
SIDE YARD ADJACENT TO RESIDENTIAL	30 FEET
SIDE YARD	25 FEET
REAR YARD ADJACENT TO RESIDENTIAL	20 FEET
LANDSCAPING REQUIRED	1.6 ACRES (10%)
LANDSCAPING PROVIDED	1.78 ACRES (15.4%)
DEVELOPMENT SUMMARY	
BUILDING 1A	4 LEVELS (52,000 GROSS SF)
PROPOSED APARTMENTS	39 UNITS (31,000 NET SF)
PROPOSED GROUND LEVEL RETAIL	13,000 SF
BUILDING 1B	4 LEVELS (52,000 GROSS SF)
PROPOSED APARTMENTS	39 UNITS (31,000 NET SF)
PROPOSED GROUND LEVEL RETAIL	13,000 SF
BUILDING 2	1 LEVEL
PROPOSED FREE STANDING RESTAURANT	4,200 GROSS SF
BUILDING 3A	4 LEVELS (125,000 GROSS SF)
PROPOSED APARTMENTS	115 UNITS (104,000 NET SF)
BUILDING 3B	4 LEVELS (125,000 GROSS SF)
PROPOSED APARTMENTS	115 UNITS (104,000 NET SF)
BUILDING 4	1 LEVEL
PROPOSED CLUBHOUSE/ FITNESS/POOL	3,000 GROSS SF)
TOWNHOUSES	3 LEVELS
PROPOSED TOWNHOUSES	39 UNITS (2,500 SF)
TOTAL PROPOSED APARTMENTS	308 UNITS
TOTAL PROPOSED TOWNHOUSES	39 UNITS
TOTAL PROPOSED RESIDENTIAL UNITS	347 UNITS
TOTAL COMMERCIAL DEVELOPMENT SF	30,200 SF

PARKING SUMMARY

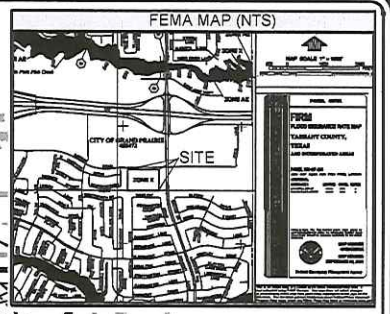
TOTAL APARTMENTS PROVIDED	308 UNITS
TOTAL APARTMENT PARKING REQUIRED	462 SPACES (1.5 SP/ UNIT)
TOTAL APARTMENT PARKING PROVIDED	520 SPACES (1.7 SP/ UNIT)
GROSS RESTAURANT SF PROVIDED	4,200 GROSS SF
RESTAURANT PARKING REQUIRED	42 SPACES (1.0 SP/ 100 SF)
GROSS RETAIL SF PROVIDED	26,000 GROSS SF
RESTAURANT PARKING REQUIRED	95 SPACES (1.0 SP/ 275 SF)
TOTAL RESTAURANT/ RETAIL PARKING REQUIRED	137 SPACES
TOTAL RESTAURANT/RETAIL PARKING PROVIDED	139 SPACES
TOWNHOME PARKING REQUIRED	78 SPACES (2.0 SP/ UNIT)
TOWNHOME PARKING PROVIDED (2 GARAGE SPACES & 2 DRIVEWAY SPACES)	156 SPACES (4.0 SP/ UNIT)

SITE NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM ZONING SURVEY EXHIBIT PROVIDED BY KEETON SURVEYING COMPANY, DATED MAY 19, 2017.
2. THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA ANS IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED ON THE FEMA FIRM MAP COMMUNITY PANEL NO. 48439C0370 K TARRANT COUNTY TEXAS, DATED SEPT. 25,2009. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.
3. BASIS OF BEARING IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83.



FEMA MAP (NTS)



IMPERVIOUS AREA DATA:

TOTAL IMPERVIOUS COVERAGE	289,045 SF (57%)

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
HAMILTON PECK
972-877-8953

REVISIONS:

NO	DATE	BY	DESCRIPTION

GREAT SOUTHWEST CROSSING

A MASTER PLANNED MIXED-USE DEVELOPMENT
FOR
HAMILTON COMMERCIAL, LLC.
1600 E. PIONEER PARKWAY
SUITE 550
ARLINGTON, TEXAS 76010
PHONE: 972-877-8953

J. MOODY SURVEY ABSTRACT NO. 1007
& M. HUNT SURVEY ABSTRACT NO. 757

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

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CASE #
Z170804/CP170802

ZONING
SITE PLAN

SCALE: 1" = 60'
DATE: JULY 27, 2017
PROJECT: 17143.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Z1
SHEET

AUG 02 2017
Planning Department

Received