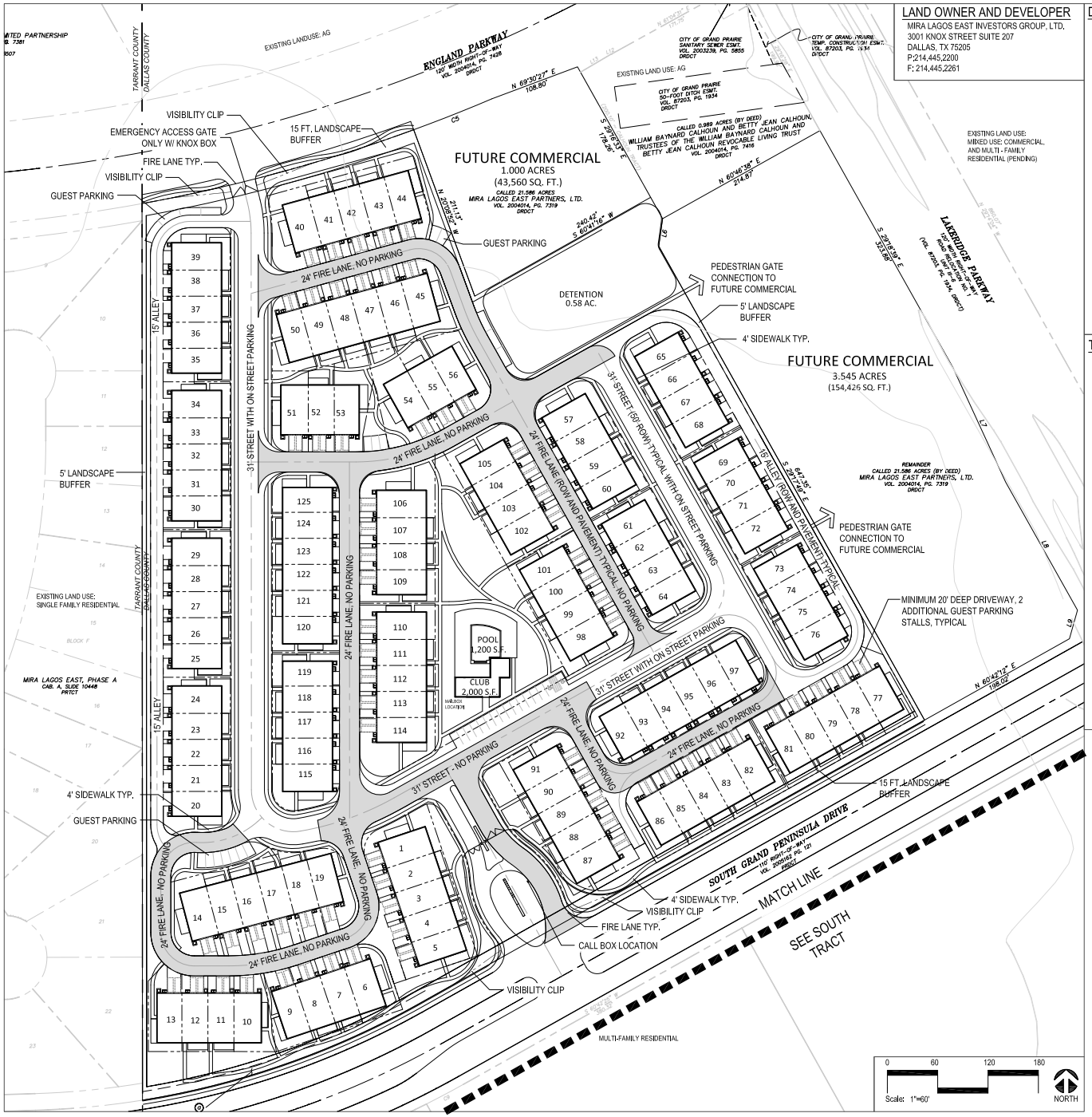


LAND OWNER AND DEVELOPER

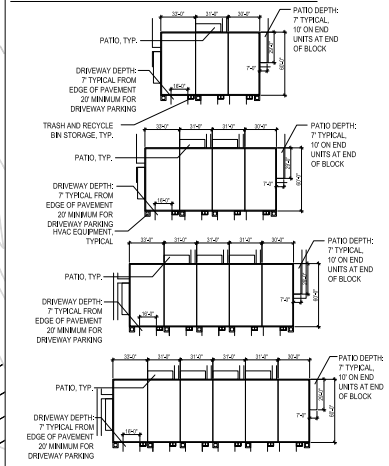
MIRA LAGOS EAST INVESTORS GROUP, LTD.
3001 KNOX STREET SUITE 207
DALLAS, TX 75205
P:214,445,2200
F: 214,445,2261

DEVELOPMENT SUMMARY

EXISTING ZONING:	PD-365
PROPOSED USE:	Residential Townhome (Age Restricted)
SITE AREA (GROSS/NET):	16.19 acres (705,125 s.f.)
NUMBER OF LOTS:	125 residential units
DENSITY (GROSS/NET):	7.72 du/ac
BUILDING HEIGHT:	2 stories
BUILDING AREA:	234,120 s.f. residential (First Floor Building Envelope Only) 2,000 s.f. amenity club
TOTAL PARKING REQUIRED:	37 stalls
AMENITY CENTER	1 per 100 s.f. of pool area (12 total stalls)
RESIDENTIAL	2 garage stalls per unit and guest parking at 1 stall per 5 units: (25 total stalls)
TOTAL PARKING PROVIDED:	170 stalls
AMENITY CENTER	12 stalls (1 per 100 s.f. of pool)
RESIDENTIAL	2 garage stalls per unit, 135 driveway stalls and additional 23 guest parking
TYPICAL PARKING STALL SIZES	
PERPENDICULAR:	9' x 18'
PARALLEL:	9' x 24'
TOTAL IMPERVIOUS SURFACE:	528,030 s.f. 74.9% (buildings, sidewalks,streets and patios)
TOTAL LANDSCAPE:	177,095 s.f. 25,1% (turf, shrub, tree, screening, etc.)

NO 100 YEAR FLOODPLAIN LIMITS EXIST IN SITE AREA PER MAP NUMBER 48113C0585K, DALLAS, COUNTY, FLOODZONE Z, MAP REVISED JULY 7 2014. ALL FINISHED FLOOR ELEVATIONS OF THE BUILDING WILL BE ABOVE THE 100 YR FLOODPLAIN

TYPICAL RESIDENTIAL BUILDING DIMENSIONS



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
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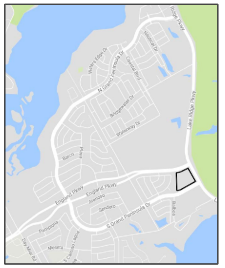
mesadesigngroup.com
MESA

VICINITY MAP



Sheet No.

NOT FOR CONSTRUCTION

Seal

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Issue / Addenda / Revisions

Date	Description

Drawing Title

Project Name

MIRA LAGOS TOWNHOMES

Grand Prairie, Texas
Case Number: S171104

Issue Title

SITE PLAN: NORTH TRACT

Issue Date: 11.15.2017
P:\16019 \02\Bases\GH\Site plan\North Site Plan
Project No: 17033