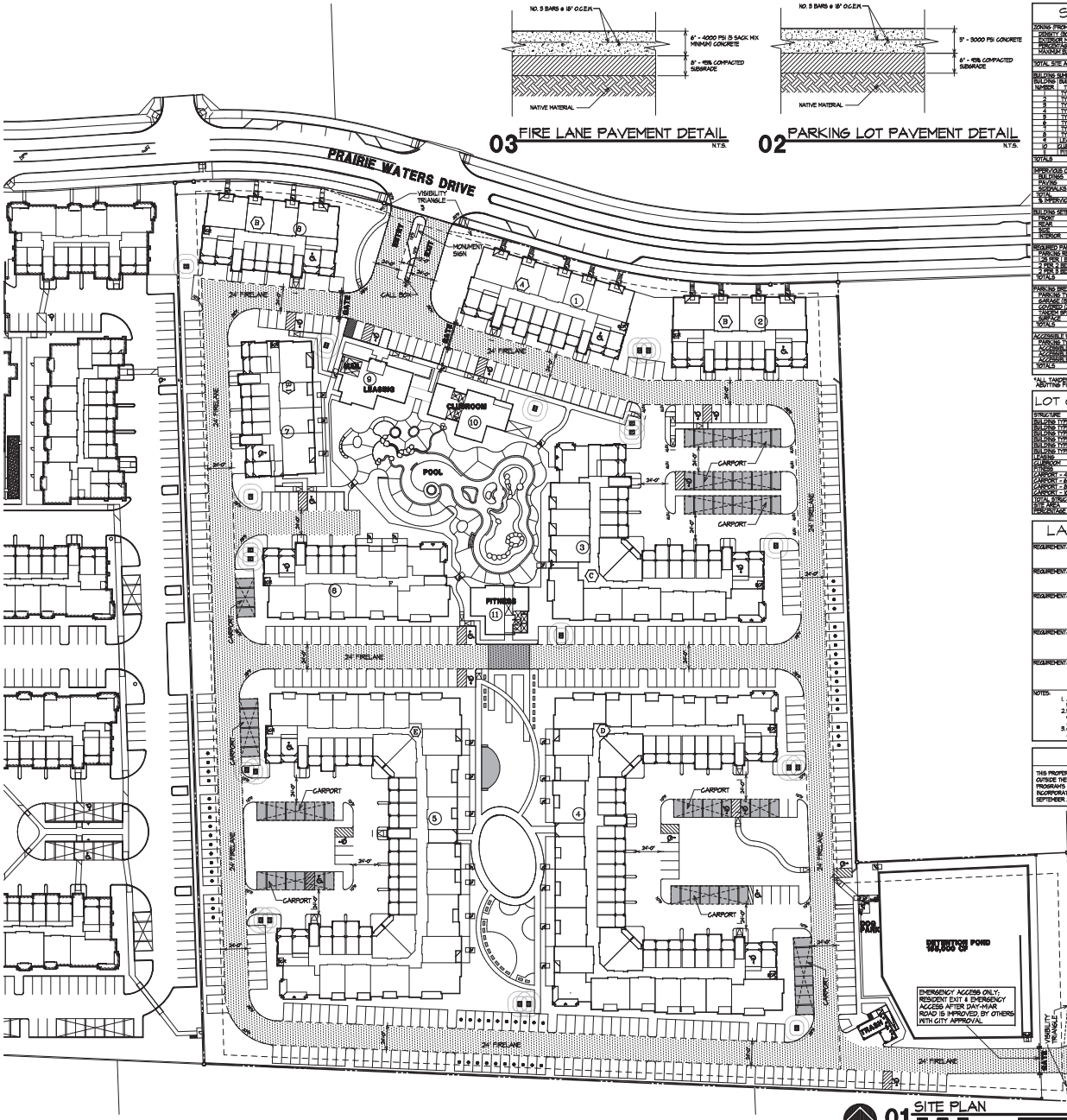


01 SITE PLAN

03 FIRE LANE PAVEMENT DETAIL
N.T.S.

02 PARKING LOT PAVEMENT DETAIL
N.T.S.

SITE DEVELOPMENT DATA

ZONING PRCH ZONING MAP	PD-252
DENSITY (DU UNITS/ACRE MAXIMUM)	28.41 UNITS/ACRE
OUTDOOR PARKING CONTROL REQUIRED	80%
PERCENTAGE OF LANDSCAPE REQUIRED	15%
MAXIMUM BUILDING HEIGHT	55 FEET/4 STORIES
TOTAL SITE AREA	13.541 ACRES (590,101 S.F.)

BUILDING SUMMARY

BUILDING NUMBER	BUILDING TYPE	FINISHED FLOOR ELEV.	UNITS PER BUILDING	BEDROOMS PER BLDG.	NUMBER OF STORIES	BUILDING HEIGHT	GARAGES PER BUILDING	FOOTPRINT AREA	BUILDING AREA
1	TYPE A	564.00'	36 UNITS	36 BEDROOMS	3 STORIES	38'-4"	17 GARAGES	1,188 SF	38,016 SF
2	TYPE B	563.00'	30 UNITS	30 BEDROOMS	3 STORIES	38'-4"	8 GARAGES	1,304 SF	27,408 SF
3	TYPE C	563.00'	30 UNITS	66 BEDROOMS	3 STORIES	38'-4"	14 GARAGES	2,208 SF	66,624 SF
4	TYPE D	563.00'	30 UNITS	126 BEDROOMS	3 STORIES	38'-4"	24 GARAGES	2,208 SF	66,624 SF
5	TYPE E	563.00'	66 UNITS	210 BEDROOMS	3 STORIES	38'-4"	28 GARAGES	8,832 SF	264,672 SF
6	TYPE F	563.00'	30 UNITS	90 BEDROOMS	3 STORIES	38'-4"	8 GARAGES	1,304 SF	39,120 SF
7	TYPE G	565.00'	30 UNITS	30 BEDROOMS	3 STORIES	38'-4"	8 GARAGES	1,304 SF	27,408 SF
8	TYPE H	565.00'	30 UNITS	30 BEDROOMS	3 STORIES	38'-4"	8 GARAGES	1,304 SF	27,408 SF
9	LEASING	564.00'	0 UNITS	0 BEDROOMS	1 STORY	18'-4"	0 GARAGES	4,104 SF	4,104 SF
10	CLUBHOUSE	564.00'	0 UNITS	0 BEDROOMS	1 STORY	23'-4"	0 GARAGES	4,368 SF	4,368 SF
11	FITNESS	565.00'	0 UNITS	0 BEDROOMS	1 STORY	21'-0"	0 GARAGES	2,816 SF	2,816 SF
TOTALS			336 UNITS	1,008 BEDROOMS			168 GARAGES	40,816 SF	567,568 SF

IMPERVIOUS COVERAGE	
BUILDINGS	40.81 SF
PAVING	2.90025 SF
SIDEWALKS / HARDSCAPE	3.9201 SF
TOTAL	44.2301 SF
% IMPERVIOUS COVERAGE	10.2%
BUILDING SETBACKS	
FRONT	10 FT.
REAR	10 FT.
SIDE	20 FT.
INTERIOR	30 FT.

REQUIRED PARKING SUMMARY

PARKING REQUIRED	UNIT MIX	NO. SPACES REQUIRED
1.25 PER 1 BEDROOM UNITS	228 UNITS	285 SPACES
2 PER 2 BEDROOM UNITS	108 UNITS	216 SPACES
2 PER 3 BEDROOM UNITS	0 UNITS	0 SPACES
TOTALS	336 UNITS	501 SPACES

PARKING BREAKDOWN BY TYPE	REQUIRED	PROVIDED
SINGLE TYPE		
GARAGE (10% OF REQUIRED)	50 SPACES	168 SPACES
COVERED (40% OF REQUIRED)	167 SPACES	16 SPACES (101 IN LIEU TO COVERED GARAGES)
OPEN (50 SPACES)	N/A	216 SPACES
CARPORT	N/A	101 SPACES
TOTALS	501 SPACES	501 SPACES

ACCESSIBLE PARKING SUMMARY	REQUIRED	PROVIDED
PARKING TYPE		
ACCESSIBLE SURFACE PARKING	1 SPACES	1 SPACES
ACCESSIBLE GARAGE	8 SPACES	8 SPACES
ACCESSIBLE COVERED	17 SPACES	16 SPACES
TOTALS	26 SPACES	25 SPACES

ALL CARPORT PARKING SPACES ARE A MINIMUM OF 18'-4" IN DEPTH TO PREVENT VEHICLE OVERHANG INTO THE ADJACENT FIRE LANE.

LOT COVERAGE CALCULATIONS

STRUCTURE	SF PER BLDG	NO. OF BLDGS	TOTAL SF AREA
BUILDING TYPE A	1,188 SF	1	1,188 SF
BUILDING TYPE B	2,304 SF	3	6,912 SF
BUILDING TYPE C	22,208 SF	3	66,624 SF
BUILDING TYPE D	22,208 SF	3	66,624 SF
BUILDING TYPE E	88,224 SF	3	264,672 SF
BUILDING TYPE F	13,152 SF	3	39,456 SF
BUILDING TYPE G	9,104 SF	3	27,312 SF
BUILDING TYPE H	9,104 SF	3	27,312 SF
LEASING	4,104 SF	1	4,104 SF
CLUBHOUSE	4,368 SF	1	4,368 SF
FITNESS	2,816 SF	1	2,816 SF
CARPORT - 4 BAY	2,912 SF	2	5,824 SF
CARPORT - 6 BAY	1,014 SF	2	2,028 SF
CARPORT - 8 BAY	1,248 SF	2	2,496 SF
CARPORT - 10 BAY	1,248 SF	3	3,744 SF
TOTAL STRUCTURE AREA			567,568 SF
SITE AREA			590,101 SF
PERCENTAGE LOT COVERAGE (40% MAXIMUM)			96.2%

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
REQUIREMENT: 15% OF SITE IN LANDSCAPE	88,515 SF	2 88,515 SF
REQUIREMENT: SITE TREES, 1-3" CAL. PER 500 SF	88,515 SF = 177 TREES	177 TREES
REQUIREMENT: PARKING TREES, 1 PER EACH 20 PARKING SPACES	501 SPACES = 27 TREES	14 TREES (SHRUB SUBSTITUTION, 150 SHRUBS = 13 TREES)
REQUIREMENT: SHRUBS, 1-5 GAL. PER 50 SF	88,515 SF = 1,770 SHRUBS	1,600 SHRUBS (150 SHRUB SUBSTITUTION)
REQUIREMENT: PARKING SCREEN, 3' HEIGHT	FENCE SCREEN	6' HT. WOOD FENCE SCREEN

NOTES:
1. ALL LANDSCAPING TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN/FREEZE SENSOR.
2. PER PD 317C, PARKING AREA TREES ARE ONLY REQUIRED IN THE PORTION OF LIGHT INDUSTRIAL USE LOCATED BETWEEN THE STREET FACING FACADE AND THE PLOW LINE OF BELTLINE ROAD AND WILDLIFE PARKWAY.
3. GRADES FOR SCREENING BERM ARE INTENDED TO HAVE A MAXIMUM OF 3:1 SLOPE AND ARE FOR SCHEMATIC PURPOSES ONLY.

FEMA FLOOD NOTE

THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS -ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 450 MAP NUMBER 48439C0460G1 OF 485, MAPS DATED SEPTEMBER 25, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

LEGEND

	ACCESSIBLE PARKING SPACE (RWB)
	FIRE LANE
	CARPORT
UE	UTILITY EASEMENT
FH	FIRE HYDRANT
TR	TRANSFORMER
●	GUEST PARKING (54 PROVIDED)

OWNER

NAME :	TA SOUTHGATE LAND PARTNERS, LP
CONTACT :	CHARLIE ANDERSON
ADDRESS :	4801 N. LOVERS LN
	DALLAS, TX 75204
TELEPHONE :	214-505-1501

UNIT SIZE SUMMARY

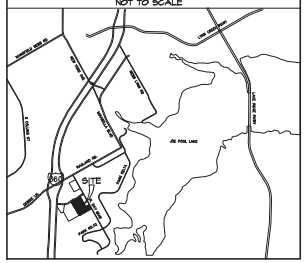
UNIT TYPE	UNIT S.F.	NO. OF UNITS	TOTAL S.F.	OVERUNDER MIN. SF
6P 1 BED MIN.	840 SF			
A1	792 SF	54	42,768 SF	72 SF
A2	736 SF	30	22,080 SF	160 SF
A3	792 SF	36	28,512 SF	192 SF
A3 (ANSI A)	804 SF	3	2,412 SF	204 SF
A4	828 SF	24	19,872 SF	228 SF
A5	828 SF	14	11,592 SF	228 SF
A6	828 SF	12	9,936 SF	228 SF
A7	840 SF	3	2,520 SF	240 SF
TOTAL 1 BED UNITS (840 SF AVG)		228	191,712 SF	30,912 SF
6P 2 BED MIN.	980 SF			
B1	1,080 SF	54	58,320 SF	9,666 SF
B1 (ANSI A)	1,104 SF	3	3,312 SF	552 SF
B2	1,104 SF	36	39,744 SF	6,624 SF
B3	1,104 SF	12	13,248 SF	2,208 SF
B4	1,128 SF	24	27,072 SF	5,592 SF
B5	1,272 SF	4	5,088 SF	1,152 SF
TOTAL 2 BED UNITS (1,158 SF AVG)		129	149,784 SF	24,792 SF
6P 3 BED MIN.	1,392 SF			
C1	1,488 SF	17	25,296 SF	8,352 SF
C1 (ANSI A)	1,488 SF	1	1,488 SF	744 SF
TOTAL 3 BED UNITS (1,488 SF AVG)		18	26,784 SF	9,096 SF
COMPLEX TOTAL		336	368,280 SF	64,800 SF

BUILDING UNIT MIX SUMMARY

BUILDING NUMBER	UNIT TYPE	NO. OF UNITS	TOTAL BEDROOMS
BUILDING 1 (TYPE A)	A1	4	4
	A4	8	8
	B1	4	8
	B4	8	12
TOTAL BEDROOMS PER BUILDING			36
BUILDINGS 2, 7, 8 & 9 (TYPE B)	A1	4	4
	A6	3	3
	A3 (ANSI A)	1	1
	B1	8	8
TOTAL BEDROOMS PER BUILDING			30
BUILDING 3 (TYPE C)	A1	4	4
	A2	8	8
	A4	8	8
	A5	8	8
	A6	8	8
	A7	4	4
	B1	4	8
	B2	8	12
	B3	2	6
	C1 (ANSI A)	1	3
TOTAL BEDROOMS PER BUILDING			66
BUILDING 4 (TYPE D)	A1	14	14
	A2	12	12
	A3	10	10
	A3 (ANSI A)	1	1
	A4	8	8
	A5	8	8
	A6	8	8
	A7	4	4
	B1	8	8
	B2	18	30
	B3	2	6
	B3 (ANSI A)	1	3
TOTAL BEDROOMS PER BUILDING			126
BUILDING 5 (TYPE E)	A1	10	10
	A2	8	8
	A3	24	24
	A4	8	8
	A5	8	8
	A6	3	3
	A7	8	8
	B1	8	8
	B2	8	12
	B3 (ANSI A)	1	3
	B3	8	12
	B4	8	16
	B5	8	24
	B6	8	24
TOTAL BEDROOMS PER BUILDING			200
BUILDING 6 (TYPE F)	A1	10	10
	A2	8	8
	A3	3	3
	A4	4	4
	B1 (ANSI A)	2	2
	B2	8	12
	B3	8	24
TOTAL BEDROOMS PER BUILDING			64
PROJECT TOTAL UNITS		336	

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the JAMES C. ARMSTRONG SURVEY, ABSTRACT NO. 43, City of Grand Prairie, Tarrant County, Texas and being a portion of a called 18.20 acre tract and part of called 57.948 acre tract described in Correction Warranty Deed with Vendor's lien to TA Southgate Land Properties, LP, as recorded in instrument No. D217176172, official public records Tarrant County, Texas

CASE NO. S171202
SITE PLAN
AURA 360 PHASE II APARTMENTS
LOT 3, BLOCK B, PRAIRIE WATERS-SOUTHGATE DEVELOPMENT ADDITION
13.547 ACRES SITUATED IN THE JAMES C ARMSTRONG SURVEY
ABSTRACT NO 43
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS
OCTOBER 13, 2017

OWNER/APPLICANT:
TRINSIC RESIDENTIAL GROUP
8235 DOUGLAS AVENUE, SUITE 950
DALLAS, TX 75225
CONTACT: JASON HAUCK
214.663.0025

ARCHITECT:
WOMACK+HAMPTON ARCHITECTS, LLC
4311 OAK LAWN AVE, SUITE 50
DALLAS, TX 75219
CONTACT: DANNY BAKER
214.252.9000

CIVIL ENGINEER:
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TX 75254
CONTACT: MIKE CLARK
972.385.2272

LANDSCAPE ARCHITECT:
BENKENDORFER + ASSOCIATES
2901 BEE CAVE ROAD, SUITE P
AUSTIN, TX 78746
CONTACT: DARYL BENKENDORFER
512.366.5259

REGISTERED ARCHITECT
STEVEN M. WOMACK
STATE OF TEXAS
11-13-17
SEAL #11,000 ON FILE WITH BOARD

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Project No.
17014

Drawn By:
JG, RM

SITE PLAN RE-SUBMITTAL:
NOVEMBER 28, 2017

Revisions:

AURA 360 - PHASE II
GRAND PRAIRIE, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton
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Sheet Number:
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SITE PLAN

PLOT DATE: 11/29/2017 PLOT TIME: 12:21 PM PATH/NAME: H:\17000\17014 Texas Southgate II\Site Plan Application\17014A001.dwg