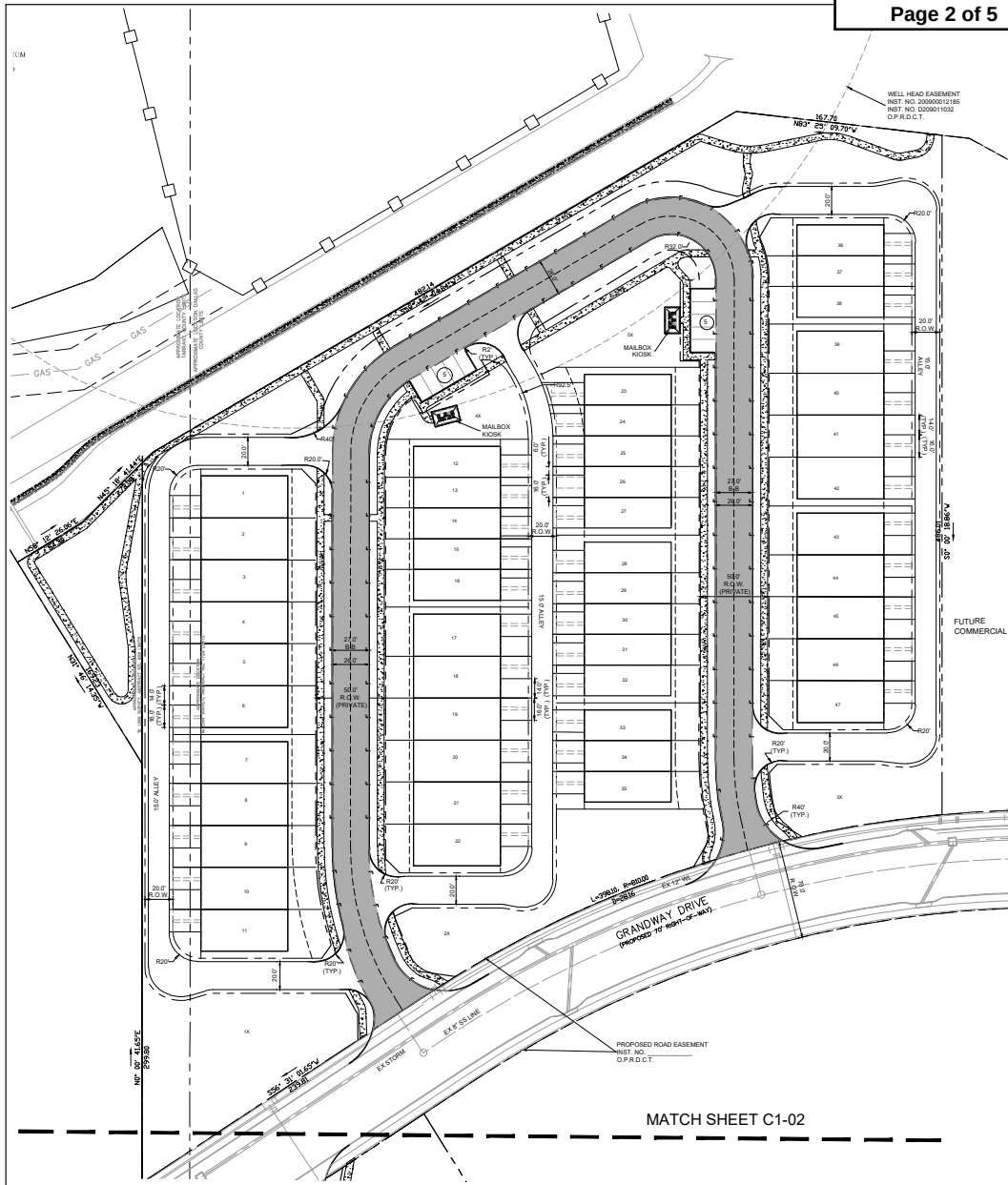


Exhibit A - Site Plan
Page 2 of 5



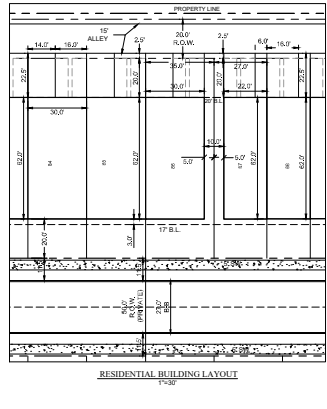
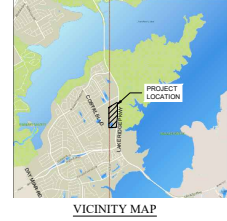
GEOTECHNICAL REPORT:
ALL PAVING AND EARTHWORK CONSTRUCTION
ACTIVITIES SHALL CONFORM TO THE PROJECT
GEOTECHNICAL REPORT PREPARED BY
HENLEY JOHNSTON & ASSOCIATES, INC.
DATED JANUARY 22, 2019
REPORT NO. 193762

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA
40150599, DALLAS COUNTY, FLOODZONE 2, MAP,
REVISED JULY 7, 2014

AN HOA OR PID SHALL BE RESPONSIBLE FOR THE
MAINTENANCE OF COMMON ELEMENTS LISTED IN
CITY OF GRAND PRAIRIE'S RESIDENTIAL
DEVELOPMENT STANDARDS - APPENDIX W.

LEGEND

- 100 YR FEMA FLOOD PLAIN
- PROPERTY R.O.W.
- R.O.W.
- EASEMENT LINE
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK



TOWNHOUSE LOT SIZE SUMMARY				
TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SF)	NO. OF LOTS
1	22	102	2,244	35
2	27	102	2,754	32
3	30	102	3,060	41
4	35	102	3,570	24

TOWNHOUSE UNIT SIZE SUMMARY			
UNIT WIDTH	NO. OF UNITS	%	
22'	27	29%	
30'	65	71%	

OWNER Alluvium Development, Inc.
2415 Somerfield Drive
Meadow, Texas 76065
817.995.9500

DEVELOPER CB Jeni Homes
2805 North Dallas Parkway, Suite 400
Plano, Texas 75093
469.573.6700

ENGINEER LandDesign, Inc.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
214.785.6009

DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES			
LOCATION OF ZONING DISTRICTS	GRAND PRAIRIE, TEXAS		
EXISTING ZONING	PD-38AA		
PROPOSED USE	RESIDENTIAL TOWNHOMES		
SITE AREA	11.5 ACRES ± 588,000 SF		
NO. OF LOTS	92 RESIDENTIAL UNITS		
	NORTH	SOUTH	
	47	45	
DENSITY (GROSS/NET)	6.81 DLU/AC		
BUILDING AREA	157,740 SF ± 26.8% RESIDENTIAL (FIRST FLOOR BUILDINGS ENVELOPE ONLY)		
MAXIMUM BUILDING HEIGHT	HEIGHT ALLOWED	HEIGHT PROVIDED	
	35'	35'	
SETBACK REQUIREMENTS	17' FRONT YARD, 20' REAR YARD, 5' SIDE YARD		
ACRES WITHIN 100 YR FLOODPLAIN	0.00 AC		
TOTAL IMPERVIOUS	345,045 SF ± 58.7% (BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, DRIVEWAYS)		
TOTAL LANDSCAPE	77,110 SF ± 13%		
MASONRY PERCENTAGE	90%		
PARKING DATA			
REQUIREMENTS	TOTAL REQUIRED		TOTAL PROVIDED
TOWNHOMES	184 (GARAGE)		184 (GARAGE) + 184 (TANDIEM) = 368
(2 GARAGE SPACES/ UNIT)			
TOTAL GUEST	NORTH	SOUTH	NORTH
(1 STALL / 5 UNITS) / REQUIRED	10	9	10
			9
TYPICAL STALL SIZES			
PERPENDICULAR	18' X9'		

APPENDIX W		SF-TOWNHOUSE	SF-TOWNHOUSE PROVIDED	VARIANCE
DESIGNATION		SF-T	SF-T	NO
MAXIMUM DENSITY (DOWELLING UNITS PER ACRE)		13.2	6.81	NO
MINIMUM LIVING AREA (SQ. FT.)		1,150 TO 1,299 ± 30%	1,300 ± 100%	NO
MINIMUM LOT SIZE (DOWELLING UNITS PER ACRE)	AREA	1,680 TO 1,299 ± 30%	1,680 TO 1,299 ± 74%	YES (SEE TABLE)
	WID. (FT.)	3,300 ± 70%	3,300 ± 26%	YES (SEE TABLE)
	WIDTH	21 TO 29 ± 30%	21 TO 29 ± 29%	NO
	DEPTH	30 TO 39 ± 30%	30 TO 39 ± 30%	NO
	DEPTH	40 TO 49 ± 30%	100 ± 100%	NO
MINIMUM HARD SETBACKS (FEET)	FRONT	17	17	NO
	REAR	10	20	NO
	REAR ALLEY	10	20	NO
	REAR	20	N/A	NO
	REAR ALL	20	N/A	NO
	INTERIOR SIDE	5 (NOT ATTACHED) 0 (ATTACHED)	5 (NOT ATTACHED) 0 (ATTACHED)	NO
	SIDE ON STREET	5	N/A	NO
	SHED	5	5	NO
	GARAGE DOOR	20	20	NO
	BETWEEN BUILDINGS	5	5	NO
MAXIMUM HEIGHT (SEE ARTICLE 150 FOR DEFINITIONS)	35 (20 STORIES)	35 (20 STORIES)	NO	
MAXIMUM LOT COVERAGE (%)	60	60	NO	

AN HOA OR PID SHALL BE RESPONSIBLE FOR MAINTENANCE OF COMMON ELEMENTS LISTED IN THE CITY OF GRAND PRAIRIE'S RESIDENTIAL DEVELOPMENT STANDARDS - APPENDIX W.

 100 YR FEMA FLOOD PLAIN
 PROPERTY R.O.W.
 R.O.W.
 EASEMENT LINE
 PROPOSED FIRE LANE
 PROPOSED SIDEWALK



DEVELOPER:
CB JENI HOMES
2805 NORTH DALLAS PARKWAY,
SUITE 400
PLANO, TEXAS 75093
PHONE: 469.573.6700

OWNER:
ALLUVIUM DEVELOPMENT, INC.
TERRANCE JOBE, PRESIDENT
2415 SOMERFIELD DRIVE
MIDLOTHIAN, TEXAS 76065
PHONE: 817.995.9500

**NOT FOR
CONSTRUCTION**

1000000

GRAND PRAIRIE, TEXAS

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

VERT: N/A
HORIZ: 1"=40'



SITE PLAN (SOUTH)

STREET NUMBER
C1-02

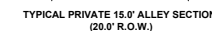
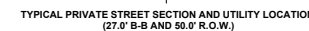
CASE NO. S210101

ORIGINAL SHEET SIZE: 24" X 36"



TOWNHOUSE UNIT SIZE SUMMARY		
UNIT WIDTH	NO. OF UNITS	%
22'	27	21
30'	65	77

ENGINEER LandDesign, Inc.
5301 Alpha Road, Suite 200
Dallas, Texas 75240
214.785.6009



GPS MONUMENT 6
N: 6909028.42
E: 2418710.66
EL: 558.379

GPS MONUMENT 2
N: 6901808.42
E: 2416464.76
EL: 552.56

3/25/2020 3:40 PM, MATTIE FAIRCHILD, N:\2000\8520\000\CAD\DOCUMENTATION\CD\SITE RI AN 4000\MAI\0000\SITE RI AN DWG

ORIGINAL SHEET SIZE: 24" X 36"

LEGEND

- 100 YR FIRM FLOOD PLAIN
- PROPERTY LINE R.O.W.
- R.O.W.
- EASEMENT LINE
- FIRE LANE
- PROPOSED FIRE HYDRANT

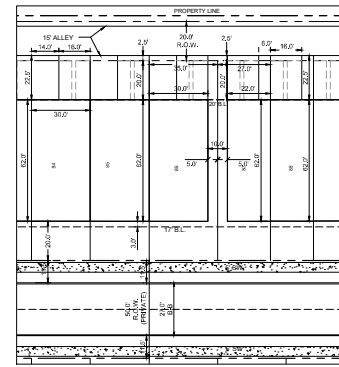


GEOTECHNICAL REPORT
ALL PAVING AND EARTHWORK CONSTRUCTION
ACTIVITIES SHALL CONFORM TO THE PROJECT
GEOTECHNICAL REPORT PREPARED BY
HEINLY JENNIFER ASSOCIATES, INC.
DATED JANUARY 22, 2019
REPORT NO. 189750

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA
4811302586, DALLAS COUNTY, FLOODZONE 2, MAP
REVISED JULY 7, 2014.

AN HOA OR PID SHALL BE RESPONSIBLE FOR THE
MAINTENANCE OF COMMON ELEMENTS LISTED IN
CITY OF GRAND PRAIRIE'S RESIDENTIAL
DEVELOPMENT STANDARDS - APPENDIX W

DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES			
LOCATION OF ZONING DISTRICTS	GRAND PRAIRIE, TEXAS		
EXISTING ZONING	PD-384A		
PROPOSED USE	RESIDENTIAL TOWNHOMES		
SITE AREA	13.5 ACRES = 585,060 SF		
NO. OF LOTS	92 RESIDENTIAL UNITS		
	NORTH	SOUTH	
	47	45	
DENSITY (GROSS/UNITS)	6.81 DU/AC		
BUILDING AREA	157,740 SF = 26.8% RESIDENTIAL (FIRST FLOOR BUILDING ENVELOPE ONLY)		
MAXIMUM BUILDING HEIGHT	HEIGHT ALLOWED		HEIGHT PROVIDED
	35'		35'
SETBACK REQUIREMENTS	17' FRONT YARD, 20' REAR YARD, 5' SIDE YARD		
ACRES WITHIN 100 YR FLOODPLAIN	0.00 AC		
TOTAL IMPERVIOUS	345,045 SF = 58.7% (BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, DRIVEWAYS)		
TOTAL LANDSCAPE	77,110 SF = 13%		
MASSONARY PERCENTAGE	90%		
PARKING DATA			
REQUIREMENTS	TOTAL REQUIRED		TOTAL PROVIDED
TOWNHOMES			
(2 GARAGE SPACES/ UNIT)	184 (GARAGE)		184 (GARAGE) + 184 (TANDEN) = 368
TOTAL GUEST	NORTH	SOUTH	
(1 STALL / 5 UNITS) / REQUIRED	10	9	10 9
TYPICAL STALL SIZES			
PERPENDICULAR	18' X 9'		



TOWNHOUSE LOT SIZE SUMMARY				
TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SQ FT)	NO. OF LOTS
1	22	102	2,244	35
2	27	102	2,754	32
3	30	102	3,060	41
4	35	102	3,570	24

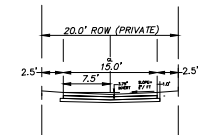
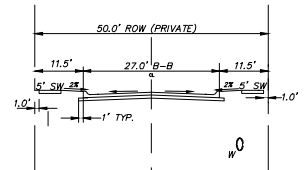
TOWNHOUSE UNIT SIZE SUMMARY		
UNIT WIDTH	NO. OF UNITS	%
22'	27	29%
30'	65	71%

OWNER Alluvium Development, Inc.
2415 Somerfield Drive
Mckinney, Texas 75065
817.995.9500

DEVELOPER CB Jeni Homes
2805 North Dallas Parkway, Suite 400
Plano, Texas 75093
469.573.6700

ENGINEER LandDesign, Inc.
5301 Alpha Road, Suite 24
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214.785.6009

APPENDIX W		SF-TOWNHOUSE	SF-TOWNHOUSE PROVIDED	VARIANCE
DESIGNATION		SF-T	SF-T	NO
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		13.2	6.81	NO
MINIMUM LIVING AREA (SQ. FT.)		1,150 TO 1,299 = 30% 1,300-70%	1,300 = 100%	NO
MINIMUM LOT DIMENSIONS (FEET)	AREA (SQ. FT.)	1,680 TO 2,299 = 30% 2,300 - 70%	1,680 TO 2,299 = 74% 2,300 - 26%	YES (SEE TABLE)
	WIDTH	21 TO 29 = 30% 30-70%	21 TO 29 = 29% 30-71%	NO
	DEPTH	80 TO 99 = 30% 100-70%	100 = 100%	NO
	FRONT	17	17	NO
MINIMUM YARD/SETBACKS (FEET)	REAR	18	20	NO
	REAR ALLEY	18	20	NO
	REAR ARTERIAL	20	N/A	NO
	INTERIOR SIDE	5 (NOT ATTACHED) 6 (ATTACHED)	5 (NOT ATTACHED) 6 (ATTACHED)	NO
	SIDE ON STREET	15	N/A 15' ON ALLEY	NO
	GARAGE DOOR	20	20	NO
	BETWEEN BUILDINGS	5	5	NO
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITIONS)	35 (3 STORIES)	35 (3 STORIES)	NO
MAXIMUM LOT COVERAGE (%)		60	60	NO



BENCHMARKS

GPS MONUMENT 88 N 630505.42 E 2418710.68 ELEV 468.379	GPS MONUMENT 26 N 6050108.42 E 2418646.78 ELEV 502.58
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NOT FOR CONSTRUCTION

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

VERT: N/A
HORZ: 1"=40'

0 20 40 60

FIRE LOCATION PLAN

CASE NO. S210101

C2-01

