



VICINITY MAP NTS

PROJECT DATA TABLE

SITE AREA	
A	454,050 SF, 10.424 AC
B	56,644 SF, 1.300 AC
TOTAL	510,694 SF, 11.724 AC
USE	
A	APARTMENTS
B	RETAIL/RESTAURANT
DENSITY	
A	380 DWELLING UNITS (36.45 du/acre)
B	12,500 GSF RETAIL / RESTAURANT
LOT COVERAGE	
A	60%
B	41%
STRUCTURE HEIGHT	
A	55'
B	24'
MAXIMUM BUILDING AREA	
A	117,814 SF
B	12,500 SF
MAXIMUM FLOOR-AREA RATIO	
A	N/A
B	.22
PARKING REQUIRED	
A	559 SPACES (1/BED)
B	63 SPACES (1 SPACE/200 SF)
PARKING PROVIDED	
A	572 TOTAL SPACES
	51 PRIVATE GARAGE SPACES PROVIDED IN COUNT
B	63 SPACES

UNIT COUNTS			
	Floor	MF	
	Unit Type		
	S1	34	
	A1	117	
	A2(a)	38	
1 BEDROOM	A3(a)	0	
	A4	28	217 57.11%
2 BEDROOM	B1(a)	93	
	B2(a)	54	
3 BEDROOM	B3(a)	0	147 38.68%
	C1	16	16 4.21%
TOTAL UNIT COUNT			380

**FRANKFORD AND PGBT**  
DALLAS, TEXAS  
INTEGRATED REAL ESTATE GROUP

ISSUED FOR REVIEW ONLY  
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION  
REVISIONS

PROJECT # 19017  
DATE 10-08-2020  
SHEET # A1-01  
DEVELOPMENT PLAN

1 SITE PLAN  
SCALE 1" = 40'-0"

