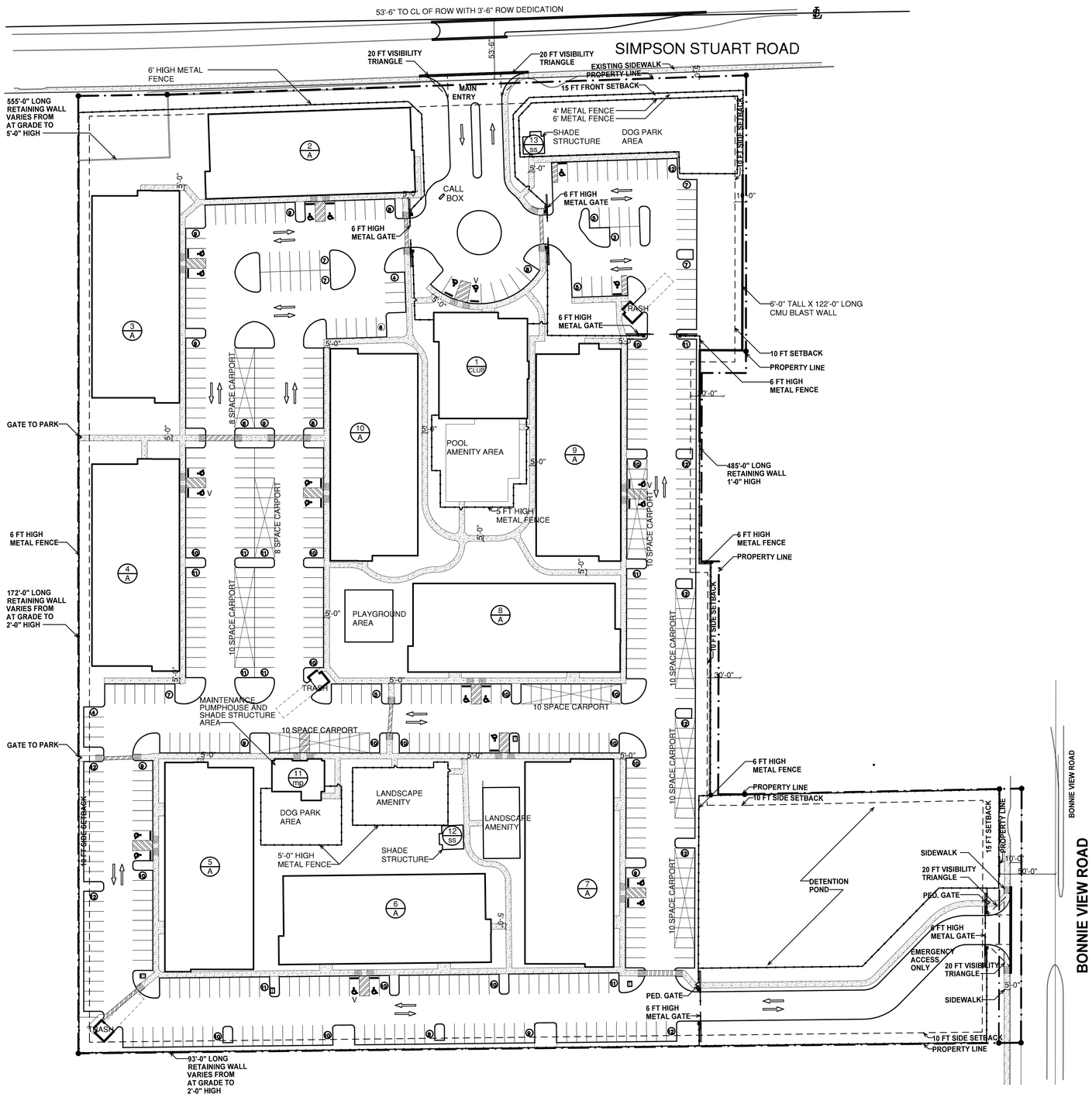
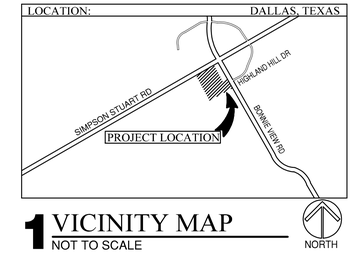


1 DEVELOPMENT PLAN
SCALE = 1:50



1 VICINITY MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING	CR
PROPOSED ZONING	PD BASED ON MF-2(A)

SITE DENSITY

SITE AREA	13.034
TOTAL UNITS	270
MAX. ALLOWABLE DENSITY	20.71 UNITS/ACRE
MAX. ALLOWABLE LOT COVERAGE	60%
BUILDING HEIGHT	45' MAX, (3 STORY) APARTMENTS 15' MAX, (1 STORY) SS (SHADE STRUCTURES) 15' MAX, (1 STORY) MP (MAINTENANCE / PUMPHOUSE)

PARKING REQUIRED

TOTAL SPACES REQUIRED	527
(81) ONE BEDROOM X 1	81
(135) TWO BEDROOM X 2	270
(54) THREE BEDROOM X 2	108
(270) GUEST X .25	68

PARKING PROVIDED

REGULAR SPACES	426
HC PARKING	18
VAN HC PARKING	3
CARPORTS	84
HC CARPORTS	2
TOTAL SPACES PROVIDED	533

PROGRAM DATA

APARTMENT BUILDING

UNIT	DESCRIPTION	NO. UNITS	UNITS %	NET. AREA	NET TOTAL
A1	ONE BEDROOM, ONE BATH	81	30%	725 SF	57,725
B1	TWO BEDROOM, TWO BATH	135	50%	1,005 SF	135,675
C1	THREE BEDROOM, THREE BATH	54	20%	1,160 SF	62,640
TOTALS		270	100.00%		257,040
CLUB	CLUB/FITNESS/LEASING				4,000

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

PALLADIUM SIMPSON STUART

DALLAS, TEXAS
PALLADIUM USA

ISSUED FOR REVIEW
12-08-2020

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DATE
12-08-2020

PROJECT
20173

SHEET NUMBER
Z190-352
DEVELOPMENT PLAN

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