

LOCATION MAP  
NOT TO SCALE

SITE DATA: PD 878

ATTRIBUTE	OVERALL
Land Area	16.11 acres
Maximum Lot Coverage Subarea Combined	70%

ATTRIBUTE	SUBDISTRICT A	SUBDISTRICT B	SUBDISTRICT C	SUBDISTRICT D
Land Area	2.14 acres	4.74 acres	6.42 acres	2.81 acres
Maximum Floor Area	50,000	15,000 for non residential	No maximum	No Maximum
Dwelling Units	No Maximum	350	350	125 units for MF uses 125 beds for nursing home uses
Maximum Height	32	75	75	62
Number of Stories	No Maximum	No maximum	No maximum	No Maximum
Setbacks				
Arapaho Road	15	15	15	15
Knoll Trail Drive	15	15	15	15
East Exterior	10	10	10	10
North Exterior	15	15	15	15

POINT OF BEGINNING ~ TRACT 2

NO. 7  
INGRESS/EGRESS

**SUBAREA "A"**  
2.14 ACRES  
MAX. HEIGHT = 32'-0"  
MAX. STORIES = 2  
MAX. FLOOR AREA = 50,000  
**BUILDABLE AREA**

**SUBAREA "B"**  
4.74 ACRES  
MAX. HEIGHT = 75'-0"  
MAX. STORIES = 5  
MAX. UNITS = 350  
**BUILDABLE AREA**

**SUBAREA "C"**  
6.42 ACRES  
MAX. HEIGHT = 75'-0"  
MAX. STORIES = 5  
MAX. UNITS = 300  
**BUILDABLE AREA**

**SUBAREA "D"**  
2.81 ACRES  
MAX. HEIGHT = 62'-0"  
MAX. STORIES = 4  
MAX. UNITS/BEDS = 125  
**BUILDABLE AREA**

NO. 2  
INGRESS/EGRESS

NO. 6  
INGRESS/EGRESS

NO. 4  
INGRESS/EGRESS  
POINT OF BEGINNING ~ TRACT 3  
**ARAPAHO ROAD**  
(110' RIGHT-OF-WAY)

NO. 3  
INGRESS/EGRESS

POINT OF BEGINNING ~ TRACT 4

NO. 5  
INGRESS/EGRESS

POINT OF BEGINNING ~ TRACT 1  
POINT OF COMMENCING ~ TRACTS 2, 3, & 4

POTENTIAL NON-RESIDENTIAL USES ALLOWED

POTENTIAL NON-RESIDENTIAL USES ALLOWED

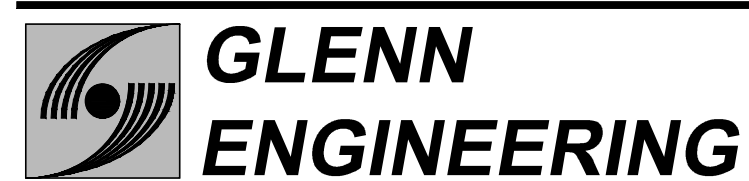
THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.

ZONING CASE # Z201 - 208

# CONCEPTUAL PLAN

OWNER CONTACT:  
PV PRESTONWOOD I GP, Ltd  
PV PRESTONWOOD II, GP, LTD  
16475 DALLAS PARKWAY, SUITE 220  
DALLAS, TX 75001  
972-931-7400

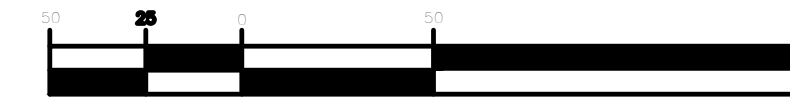
ENGINEERING CONTACT:  
GLENN ENGINEERING CORPORATION  
CHERALYN ARMijo, PE  
4500 FULLER DRIVE #220  
IRVING, TX 75038  
972-717-5151



TEXAS REGISTRATION NUMBER: F-303  
PHONE (972) 717-5151  
4500 FULLER DRIVE, SUITE 220  
IRVING, TEXAS 75038  
FAX (972) 717-2176

EXHIBIT PREPARED JULY 27, 2021.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.