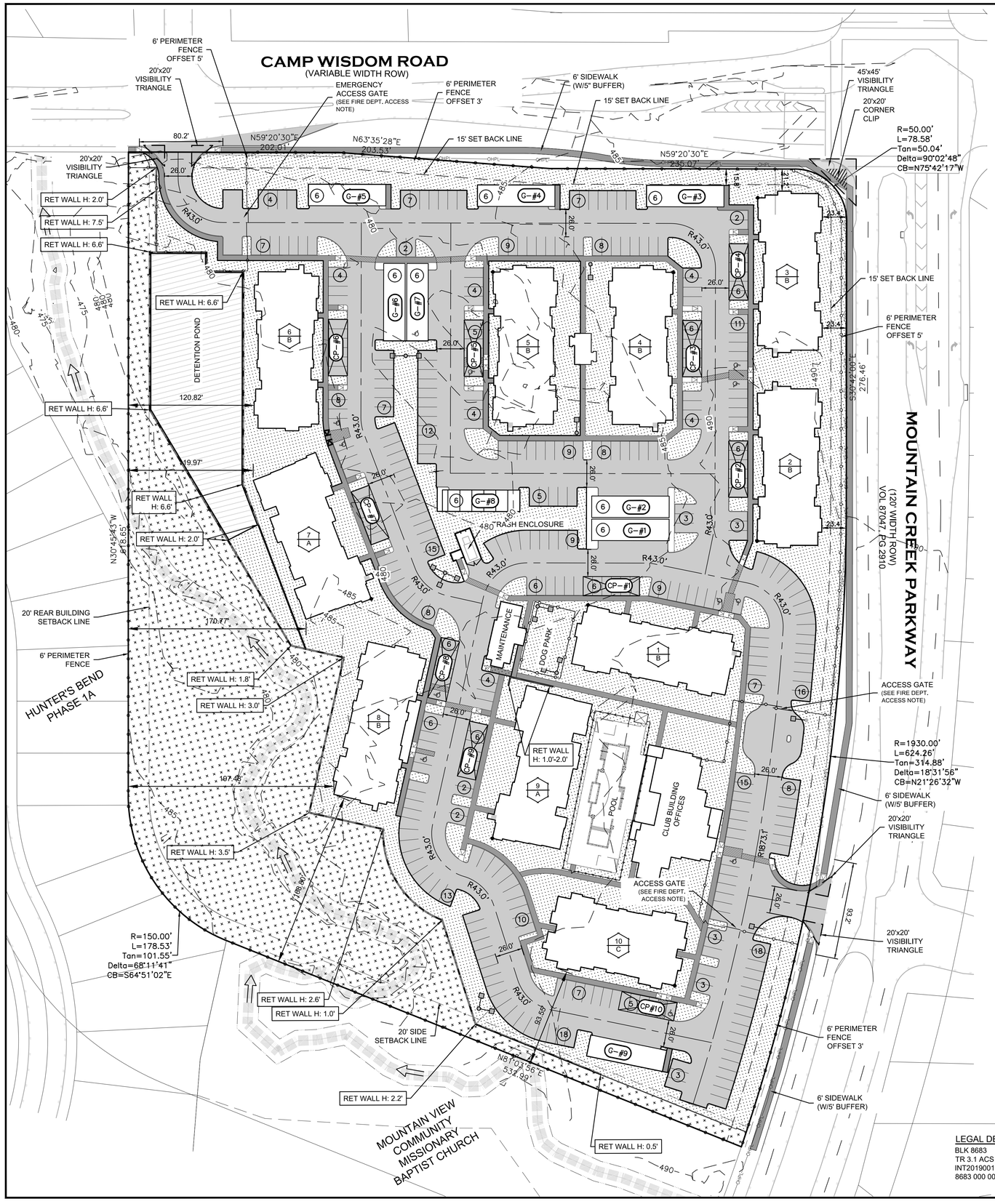

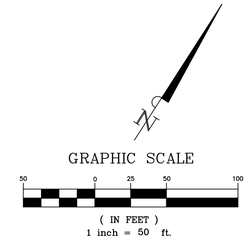

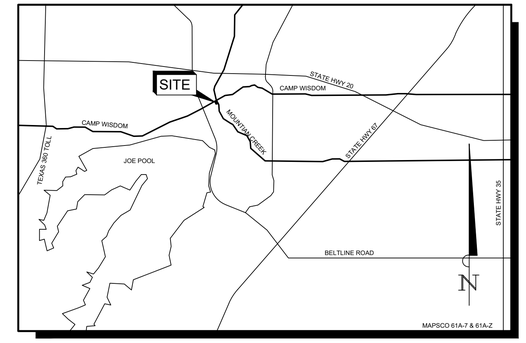

BUILDING ROOF HEIGHT	
BUILDING	ROOF HEIGHT
A	36' - 00"
B	36' - 00"
C	36' - 00"

BUILDING TABULATIONS

BUILDING TYPE	AREA PER BUILDING (S.F.)	# OF BUILDING TYPE	TOTAL AREA PER BUILDING TYPE (S.F.)
A	26,605	2	53,210
B	25,349	7	177,443
C	24,747	1	24,747
GARAGE	1,538	9	13,842
MAINTENANCE	1,540	1	1,540
CLUBHOUSE	7,756	1	7,756
OVERALL FLOOR AREA (GROSS S.F.)			278,538

LOT COVERAGE		
DESCRIPTION	SQUARE FEET	ACRES
SITE AREA	560,943	12.88
SLAB COVERAGE COVERAGE AREA	111,042	2.549
LOT COVERAGE AREA	TOTAL	19.79%

FEMA NOTES

NOTE:
FEMA PANEL 48113C0465L
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NO FEMA FLOODPLAIN ON SITE

SITE NOTES

FLOOR AREA RATIO

SITE AREA	560,943 S.F.
FLOOR AREA	278,538 S.F.
FAR	0.4966

SITE DATA

ACRES	12.88
UNITS	234
DENSITY	18.17 UNITS / ACRE
BASE ALLOWABLE DENSITY	15 UNITS PER ACRE = 193 UNITS
PD 521 MVA BONUS	UP TO 65 ADDITIONAL UNITS WITH MIHD BONUS = 41 ADDITIONAL UNITS

SITE AMENITIES
CLUBHOUSE
POOL
FITNESS CENTER
BUSINESS CENTER
MULTIPURPOSE ROOM
DOG PARK

PARKING TABULATION

DESCRIPTION	UNIT COUNT	PARKING REQUIREMENT	PARKING REQUIRED
1 BEDROOM 1 BATH	114	1.0	114
2 BEDROOM 2 BATH	108	2.0	216
3 BEDROOM 2 BATH	12	3.0	36
TOTAL			366

PARKING PROVIDED

UNCOVERED	284
DETACHED GARAGE	53
CARPORTS	55
CLUBHOUSE	22
HANDICAP	12
TOTAL	426

LEGEND

BUILDING KEY
1 / B — BUILDING NUMBER / BUILDING TYPE

GARAGE KEY
G–#9 — GARAGE - NUMBER
CP#10 — CAR PORT - NUMBER

PROPOSED LANDSCAPING
PROPOSED FENCE
PARK LIGHT
3 — PARKING COUNT
PROPOSED PAVEMENT
EXISTING ROAD/PAVEMENT
OHPL — EXISTING OVERHEAD POWER LINE
490 — EXISTING CONTOUR

DEVELOPMENT PLAN
MOUNTAIN CREEK APARTMENTS

8410 CAMP WISDOM
DALLAS, TX 75236
ZONING: PD-521 S-1a South Zone
BLK 8683 TR 3.1
ACRES 12.8760
S# 223-196
CASE# D223-010

DATE: 4/23/2024

LEGAL DESCRIPTION:
BLK 8683
TR 3.1 ACS 12.8760
INT201900185989 DD07162019 CO-DC
8683 000 00301 5DA8683 000

ARCHITECT:
CROSS ARCHITECTS, PLLC
FARMERS BRANCH, TEXAS 75234
879 JUNCTION DR, ALLEN, TX 75013

OWNER:
LD MOUNTAIN CREEK, LLC
2810 VALLEY VIEW LANE, SUITE 145
FARMERS BRANCH, TEXAS 75234

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, STE. 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, STE. 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
Fax 214 544 3200
Certificate of Registration No. F-8665
SANCHEZ & Associates

MOUNTAIN CREEK APARTMENTS

DEVELOPMENT PLAN

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: DC
Checked by: RGB
Date: 4/23/2024
Project No. D2015.026

EXHIBIT

Tue, 23 Apr 2024-1:34pm Plotted by: <CaseyGregory> Layout: Dev Plan