



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

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

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

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		

FEMA NOTES

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

NO FEMA FLOODPLAIN ON SITE

	BUILDING KEY
1	BUILDING NUMBER
B	BUILDING TYPE
	GARAGE KEY
G-#9	GARAGE - NUMBER
CP#10	CAR PORT - NUMBER
	PROPOSED LANDSCAPING
	PROPOSED FENCE
	PARK LIGHT
	PARKING COUNT
	PROPOSED PAVEMENT
	EXISTING ROAD/PAVEMENT
	EXISTING OVERHEAD POWER LINE
	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 INT 201900185989 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
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Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: DC
Checked by: RCG
Date: 4/23/2024
Project No.: D2015.026
Title: Mountain Creek Apartments - Final Plans
Rev: 02-23-24 S & A Location Map_Base sSite also x1117-S & A
Printed by: csanchez@gregpdx.com
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