



BUILDING TABULATIONS			
BUILDING TYPE	AREAPER BUILDING (S.F.)	#OF BUILDING TYPE	TOTAL AREAPER 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	
BUILDING	ROOF HEIGHT
A	36'-00"
B	36'-00"
C	36'-00"

LOT COVERAGE		
DESCRIPTION	SQUARE FEET	ACRES
SITE AREA	560,943	12.88
SLAB 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
 BUILDING NUMBER
 BUILDING TYPE

GARAGE KEY
 GARAGE - NUMBER
 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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Master Planning
Civil Engineering
Land Development

3000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
Fax 214 544 5200
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:	RCG
Date:	4/23/2024
Project No.:	D2015.026
Site Location:	8410 Camp Wisdom, Dallas, TX 75236

EXHIBIT