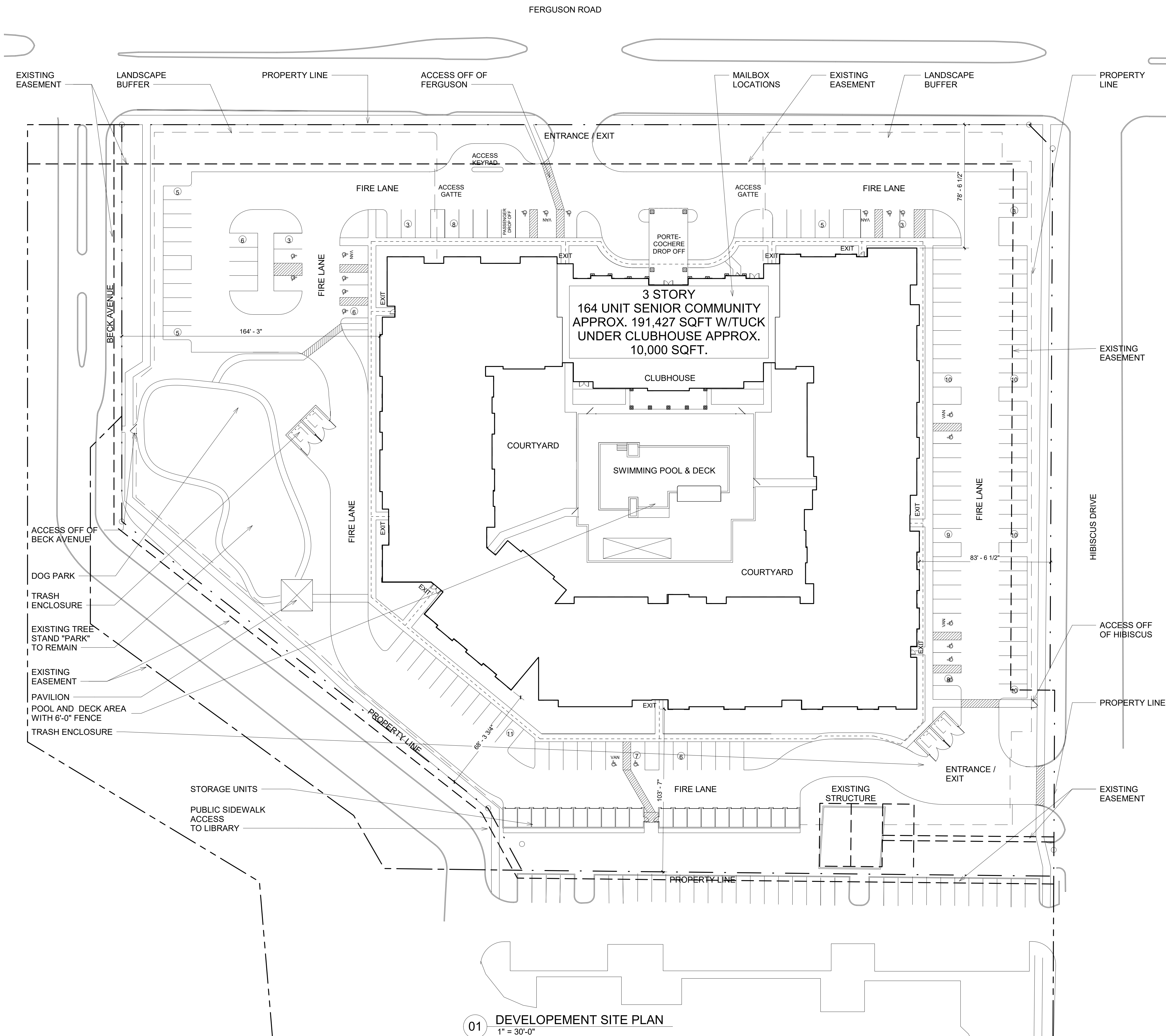


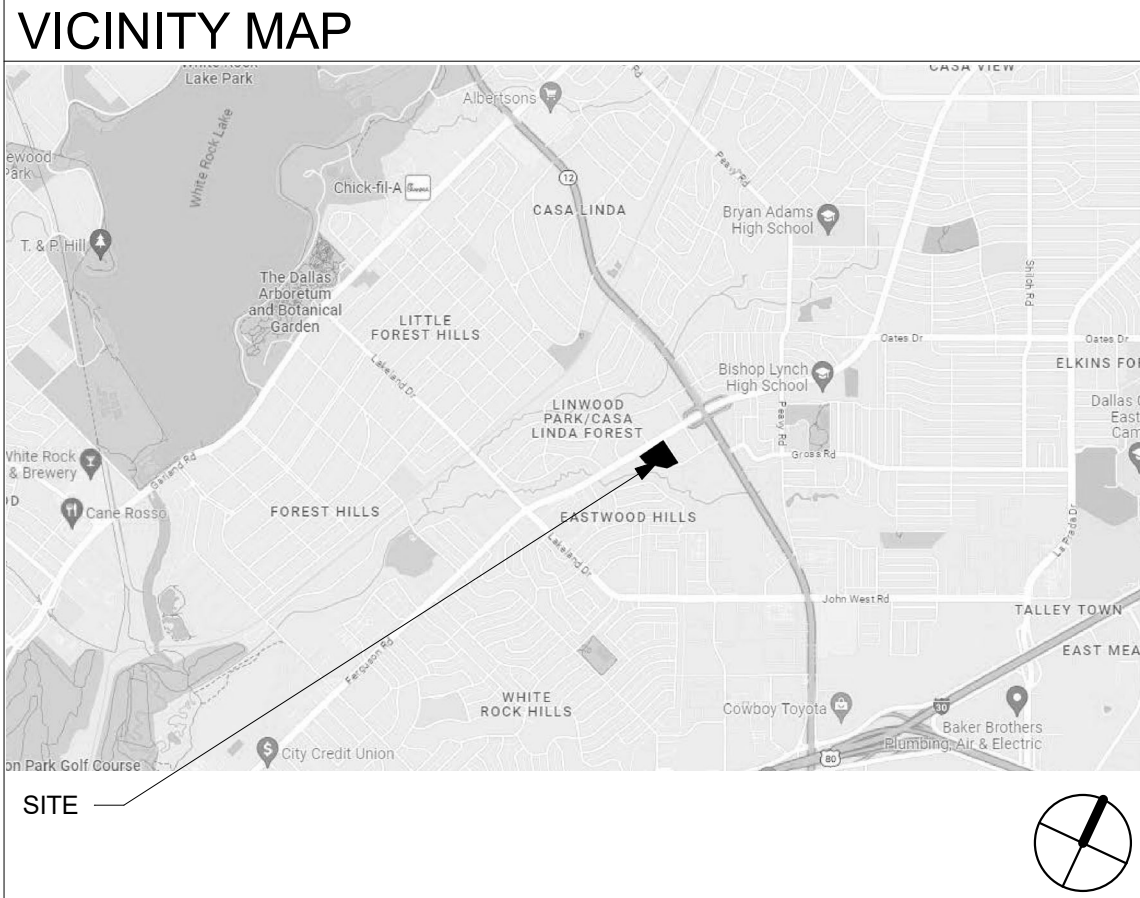
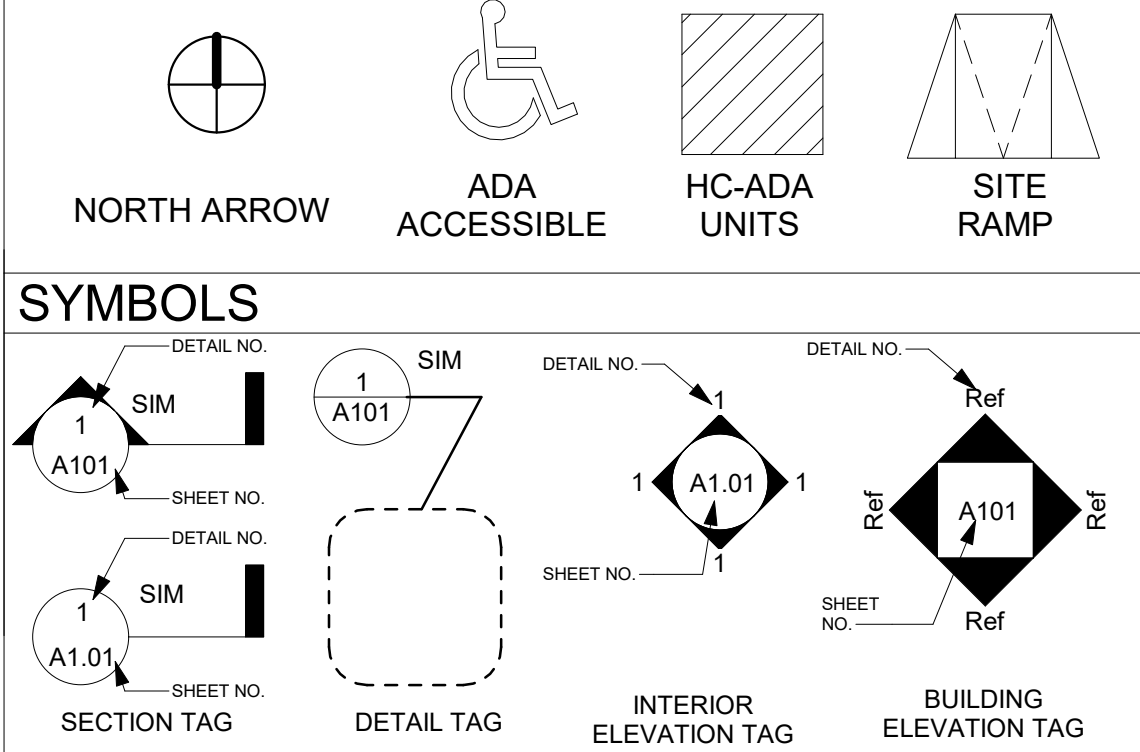
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DEVELOPEMENT SITE PLAN LEGEND

SITE ANALYSIS		
SITE AREA	5.7074 ACRES	
LAND USE	RETIREMENT HOUSING	
# DWELLING UNITS	164 UNITS	
LEASABLE SQFT.(3-FLOORS)	147,938 SQFT.	
NON-LEASABLE SQFT.(3-FLOORS)	43,489 SQFT.	
TOTAL SQFT. (3-FLOORS)	191,427 SQFT.	
STANDARDS	MAX	PROVIDED
UNITS PER ACRE	55	29
MAX RESIDENTIAL DENSITY	164	164
BUILDING HEIGHT	36'	50'
STORIES	NONE	3
LOT COVERAGE	60%	25.27%
SETBACKS	MIN	MIN PROVIDED
FRONT SETBACK	15'-0"	78'-6.5"
SIDE SETBACK NE	15'-0"	83'-6.5"
SIDE SETBACK SW	15'-0"	68'-3.75"
REAR SETBACK	15'-0"	103'-7"
PARKING	MIN	PROVIDED

Parking per PD Conditions



01 DEVELOPEMENT SITE PLAN
1" = 30'-0"

ESTATES AT FERGUSON

Dallas, Texas

Architecture
Planning
Project Management

ARRIVE
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DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: SITE ZONING
SUBMITTAL DATE: 07/06/2023
SCALE: As indicated
SHEET NO. G2.10