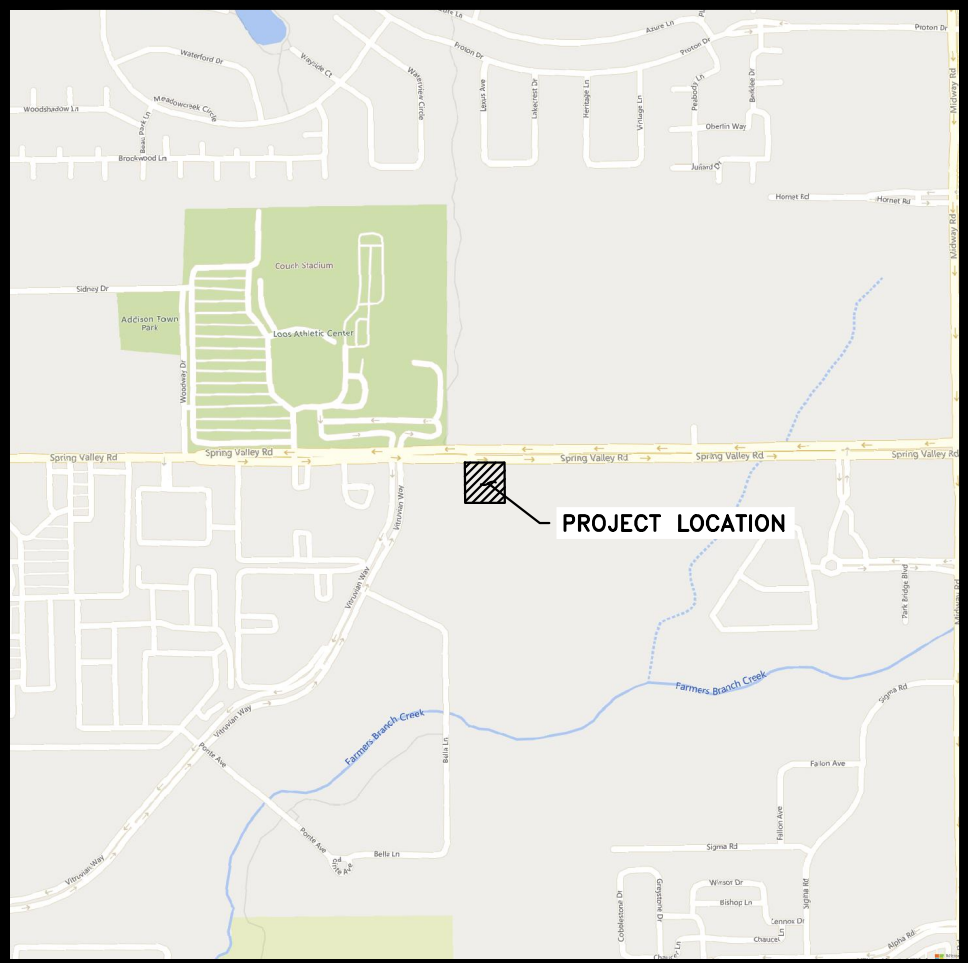


LEGEND:

- FIRE LANE MARKING
- Ⓝ PARKING COUNT
- PROPOSED 15' WATER EASEMENT
- OVERALL PROPERTY BOUNDARY
- INDIVIDUAL PROPERTY LINE



VICINITY MAP 1" = 1000'

SITE DATA TABLE	
EXISTING ZONING	PD-106
TOTAL SITE AREA	48,843 SF - 1.0065 AC
IMPERVIOUS AREA	29,818 SF - 0.68 AC
PERCENT IMPERVIOUS	69%
BUILDING COVERAGE	15,960 SF - 0.36 AC

BUILDING SUMMARY	
PROPOSED USE	TOWNHOMES
PROPOSED NO. OF UNITS	19
LOTS 1-14	F.F.E = 583.70
LOTS 15-19	F.F.E = 583.10
NUMBER OF STORIES	3
OVERALL BUILDING HEIGHT	36'-9"
APPROX. SF PER UNIT	1,609 SF
END UNIT LOT AREA	1,340 - 1,412 SF
INTERIOR UNIT LOT AREA	1,120 SF
APPROX. SF PER UNIT	1,609 SF

PARKING SUMMARY	
PRIVATE GARAGE (2 SPACES/UNIT)	38
OPEN (GUEST PARKING)	8

STANDARD SITE PLAN NOTES:

- ALL HOA COMMON LOT AREA SHALL BE MAINTAINED BY HOA.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #140218 SEPTEMBER 22, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

STRAND

10003 Technology Blvd. West
Dallas, TX 75220
972-620-8204
Registration No: F-1629

DETAILED SITE PLAN

SHEET: C1	CASE:
NOAH GOOD SURVEY, ABSTRACT NO. 520	

REVISION DATES

THE STATION
3940 SPRING VALLEY ROAD
FARMERS BRANCH, TX 75001
TOTAL SITE AREA = 1.007 ACRES

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

PREPARED DATE: 9/13/22

OWNER: CITY OF FARMERS BRANCH

ADDRESS: 13000 WILLIAM DODSON PARKWAY
FARMERS BRANCH, TX 75234
PHONE: (972) 247-3131

APPLICANT: TCCI LAND COMPANY, LLC

NAME: TOMMY CANSLER
ADDRESS: 3930 GLADE RD, STE 108,
COLLEYVILLE, TX 76034
PHONE: (512) 470-2615

LANDSCAPE ARCHITECTURE: STRAND

NAME: XI BREEDING, PLA
ADDRESS: 10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
PHONE: (972) 620-8204

ARCHITECTURE: STRAND

NAME: NICK SNYDER
ADDRESS: 10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
PHONE: (972) 620-8204

CIVIL ENGINEERING: STRAND

NAME: KEVIN SHAW, PE
ADDRESS: 10003 TECHNOLOGY BLVD WEST
DALLAS, TX 75220
PHONE: (972) 620-8204
TX REG. # 142441

