



approximately 1,000 feet

approximately 500 feet

McEWEN DRIVE  
(60' R.O.W.)

McEWEN DRIVE  
(60' R.O.W.)

GREENVIEW  
BLVD  
(74' R.O.W.)

BLUE LAKE CIRCLE  
(60' R.O.W.)

BLUE LAKE CIRCLE  
(60' R.O.W.)

BLOCK C

BLOCK B

BLOCK A

RETAIL/OFFICE

RETAIL/OFFICE

ACCESS  
GATE

PHASE I

PHASE II

PHASE II

PHASE I

$\Delta=90^{\circ}00'00''$   
 $R=142.50'$   
 $L=223.84'$   
 $CB=N44^{\circ}16'33''E$   
 $C=201.53'$

$\Delta=90^{\circ}00'00''$   
 $R=142.50'$   
 $L=223.84'$   
 $CB=S45^{\circ}43'27''E$   
 $C=201.53'$

$N0^{\circ}43'27''W$   
239.61'

$S0^{\circ}43'27''E$   
56.74'

$S4^{\circ}59'11''W$   
20.10'

$N6^{\circ}26'05''W$   
20.10'

$\Delta=53^{\circ}29'05''$   
 $R=204.50'$   
 $L=190.90'$   
 $CB=S27^{\circ}27'14''E$   
 $C=184.04'$

$\Delta=47^{\circ}13'48''$   
 $R=204.50'$   
 $L=168.57'$   
 $CB=N22^{\circ}52'55''E$   
 $C=163.84'$

$S15^{\circ}41'27''E$   
15.30'

$S24^{\circ}33'13''W$   
12.49'

$N7^{\circ}54'40''E$   
15.32'

$\Delta=25^{\circ}16'40''$   
 $R=202.50'$   
 $L=89.34'$   
 $CB=S03^{\circ}54'53''W$   
 $C=88.67'$

$S0^{\circ}43'27''E$   
41.32'

$N32^{\circ}15'07''W$   
52.34'

Limit of  
6' Ht. Fence  
 $\Delta=90^{\circ}00'00''$   
 $R=142.50'$   
 $L=223.84'$   
 $CB=N44^{\circ}16'33''W$   
 $C=201.53'$

$\Delta=58^{\circ}28'20''$   
 $R=142.50'$   
 $L=145.43'$   
 $CB=N61^{\circ}29'17''W$   
 $C=139.30'$

$S89^{\circ}16'33''W$   
845.25'

6' Ht. Metal Fence

BUILDING A															
Unit Type	# of Flats	# of TH	Total Units	SF	Total SF	Ratio	# Required	# Provided - RETAIL	# Provided - FLATS	# Provided - TOWNHOMES	Total Pkg / Pkg Ratio Provided	% of 1 Bd Unit Type	% of 2 Bd Unit Type	% of 3 Bd Unit Type	
A4 - 1Bd-1Ba	3		3	582	1,746	1.25	4.00								
A5 - 1Bd-1Ba	18		18	620	11,160	1.25	23.00								
A5-ALT - 1Bd-1Ba	9		9	664	5,976	1.25	11.00								
A6 - 1Bd-1Ba	3		3	701	2,103	1.25	4.00								
A7 - 1Bd-1Ba	3		3	716	2,148	1.25	4.00								
A8 - 1Bd-1Ba	3		3	795	2,385	1.25	4.00								
A9 - 1Bd-1Ba	3		3	749	2,247	1.25	4.00								
TH A2 - 1 Bd-1.5Ba TH		23	23	959	22,057	1.25	29.00								
TH A3-ALT - 1 Bd-1.5Ba TH		1	1	1,033	1,033	1.25	1.00								
TH B2 - 2Bd-2.5Ba TH		12	12	1,485	17,820	1.75	21.00								
TH B2 ALT - 2Bd-2.5Ba TH		12	12	1,587	19,044	1.75	21.00								
<b>Total Multifamily:</b>	<b>42</b>	<b>48</b>	<b>90</b>	<b>975</b>	<b>87,719</b>		<b>126</b>								
Retail/Commercial A - WEST - 3,715 SF/400=							9								
Retail/Commercial # 4,586 SF/400=							12								
Community Building PH I - # 3,090 SF/400=							8								
<b>Total Retail/Commercial:</b>							<b>29</b>								
<b>Total Multifamily * Retail/Commercial Required :</b>							<b>155</b>								
<b>Provided:</b>															
Inline, Tandem Garages for TH UNITS										48					
Side by Side Garages for TH UNITS										48					
Block A - Eastern Most Surface Paring for Retail/Comm								11							
Block A-On-Site Surface for Retail/Comm									7						
Spine Road Parking for Retail/Comm-B/T Blocks A&B									33						
Spine Road Parking for Retail/Comm-By Block D * For Clubhouse Parking								18							
Greenview Extension Parking															
Blue Lake Parallel-N Side-Adjacent to Block A									13						
<b>Total Provided:</b>							<b>29</b>	<b>53</b>	<b>96</b>	<b>149</b>					
<i>Parking Ratios</i>							<b>1 per 400 SF</b>	<b>1.262</b>	<b>2.00</b>	<b>1.66</b>	<b>47%</b>	<b>53%</b>	<b>0%</b>	<b>= 100%</b>	

BUILDING B															
Unit Type	# of Flats	# of TH	Total Units	SF	Total SF	Ratio	# Required	# Provided - RETAIL	# Provided - FLATS	# Provided - TOWNHOMES	Total Pkg / Pkg Ratio Provided	% of 1 Bd Unit Type	% of 2 Bd Unit Type	% of 3 Bd Unit Type	
A1 - 1Bd-1Ba	4		4	451	1,804	1.25	5.00								
A2 - 1Bd-1Ba	3		3	503	1,509	1.25	4.00								
A3 - 1Bd-1Ba	4		4	549	2,196	1.25	5.00								
A5 - 1Bd-1Ba	17		17	620	10,540	1.25	21.00								
TH A2 1Bd-1.5Ba TH		24	24	959	23,016	1.25	30.00								
TH A3 1Bd-1.5Ba TH		7	7	959	6,713	1.25	9.00								
TH A3-ALT - 1 Bd-1.5Ba TH		8	8	1,033	8,264	1.25	10.00								
TH B2 - 2Bd-2.5Ba TH		15	15	1,485	22,275	1.75	26.00								
TH B2 ALT - 2Bd-2.5Ba TH		11	11	1,587	17,457	1.75	19								
TH C1 - 3Bd-3.5Ba TH		6	6	1,658	9,948	2.25	14								
<b>Total Multifamily:</b>	<b>28</b>	<b>71</b>	<b>99</b>	<b>1,048</b>	<b>103,722</b>		<b>143</b>								
Retail/Commercial # 2,518 SF/400=							7								
<b>Total Retail/Commercial:</b>							<b>7</b>								
<b>Total Multifamily * Retail/Commercial Required :</b>							<b>150</b>								
<b>Provided:</b>															
Inline, Tandem Garages for TH UNITS										78					
Side by Side Garages for TH UNITS										64					
Blk B - Eastern Most Surface Paring for Retail/Comm & Flats								7	10						
Spine Road Parking for Retail/Comm-B/T Blocks A&B									15						
Greenview Extension Parking-East Side									10						
Spine Road Parking for 3Bd TH 0 Between Blocks B&C										6					
NO PARALLEL - McEWEN															
<b>Total Provided:</b>							<b>7</b>	<b>35</b>	<b>148</b>	<b>183</b>					
<i>Parking Ratios</i>							<b>1 per 400 SF</b>	<b>1.250</b>	<b>2.08</b>	<b>1.85</b>	<b>68%</b>	<b>26%</b>	<b>6%</b>	<b>= 100%</b>	

BUILDING C															
Unit Type	# of Flats	# of TH	Total Units	SF	Total SF	Ratio	# Required	# Provided - RETAIL	# Provided - FLATS	# Provided - TOWNHOMES	Total Pkg / Pkg Ratio Provided	% of 1 Bd Unit Type	% of 2 Bd Unit Type	% of 3 Bd Unit Type	
TH A2 1Bd-1.5Ba TH		24	24	959	23,016	1.25	30.00								
TH A3 1Bd-1.5Ba TH		13	13	959	12,467	1.25	16.00								
TH A3-ALT - 1 Bd-1.5Ba TH		15	15	1,033	15,495	1.25	19.00								
TH B2 - 2Bd-2.5Ba TH		11	11	1,485	16,335	1.75	19.00								
TH B2 ALT - 2Bd-2.5Ba TH		5	5	1,587	7,935	1.75	9.00								
TH B4 - 2Bd-2.5Ba TH - surf parking		1	1	1,333	1,333	1.75	2.00								
TH C1 - 3Bd-3.5Ba TH		5	5	1,658	8,290	2.25	11.00								
<b>Total:</b>	<b>0</b>	<b>74</b>	<b>74</b>	<b>1,147</b>	<b>84,871</b>		<b>106</b>								
<b>Total Required:</b>							<b>106</b>								
<b>Provided:</b>															
Inline, Tandem Garages for TH UNITS										104					
Side by Side Garages for TH UNITS										44					
Block C - Two onsite parallel spaces									2						
Spine Road - S Side along Block D - *For 3Bd Townhomes									1	5					
NO PARALLEL - McEWEN															
<b>Total Provided:</b>								<b>NA</b>	<b>3</b>	<b>153</b>	<b>156</b>				
<i>Parking Ratios</i>										<b>2.11</b>	<b>70%</b>	<b>23%</b>	<b>7%</b>	<b>= 100%</b>	

TOTALS TAB - Multifamily Units by Block		# of Multifamily Units
Block A		90
Block B		99
Block C		74
<b>GRAND TOTAL</b>		<b>263</b>
<b>RETAIL/COMMERCIAL REQUIREMENT</b>		<b>SF of RETAIL</b>
30 SF OF RETAIL/COMMERCIAL FOR EVERY MULTIFAMILY UNIT	(30*263) =	7,890
<b>TOTALS TAB - RETAIL/COMMERCIAL SQUARE FOOTAGE by Block</b>		<b>SF of RETAIL</b>
Block A - WEST		3,715
Block A - EAST		4,586
Block A - community center I		3,091
Block B		2,518
Block C		NONE
<b>GRAND TOTAL OF RETAIL/COMMERCIAL PROVIDED-PHASE I</b>		<b>13,910</b>
	<b>EXCESS RETAIL/COMM. SF:</b>	<b>6,020</b>

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MIDWAY URBAN VILLAGE  
FARMERS BRANCH, TEXAS  
SITE PLAN TABULATION SHEET

SITE PLAN SUBMITTAL

Revisions	Date
1	
2	
3	
4	
5	
6	
<b>Issue Dates:</b>	
APRIL 29, 2016	
MAY 16, 2016	
MAY 27, 2016	
JUNE 24, 2016	
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AUGUST 29, 2017	
OCTOBER 02, 2017	
OCTOBER 11, 2017	

Drawn By: DJA  
Designed By: JAR

Sheet  
**SP1.4**

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