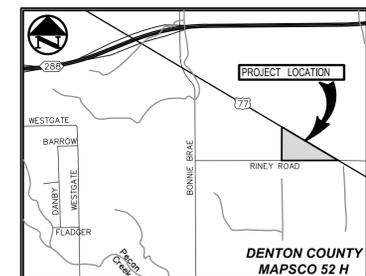




**LEGEND**

— — — — — PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - x - FENCE



**VICINITY MAP**  
(NOT TO SCALE)

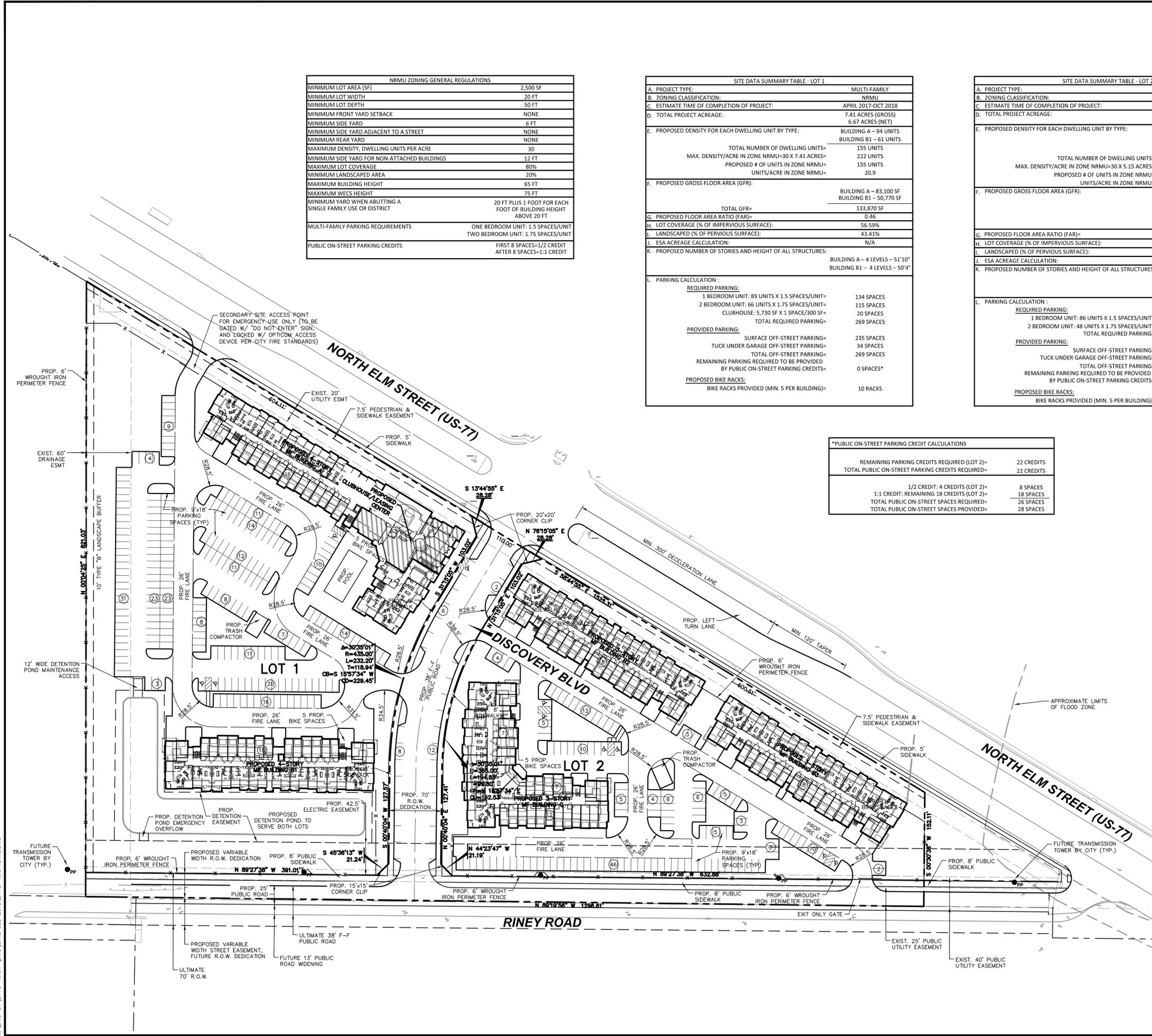
ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

NRMU ZONING GENERAL REGULATIONS	
MINIMUM LOT AREA (SF)	2,500 SF
MINIMUM LOT WIDTH	20 FT
MINIMUM LOT DEPTH	50 FT
MINIMUM FRONT YARD SETBACK	NONE
MINIMUM SIDE YARD	6 FT
MINIMUM SIDE YARD ADJACENT TO A STREET	NONE
MINIMUM REAR YARD	NONE
MAXIMUM DENSITY, DWELLING UNITS PER ACRE	30
MINIMUM SIDE YARD FOR NON-ATTACHED BUILDINGS	12 FT
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPED AREA	20%
MAXIMUM BUILDING HEIGHT	65 FT
MAXIMUM WECS HEIGHT	75 FT
MINIMUM YARD WHEN ABUTTING A SINGLE FAMILY USE OR DISTRICT	20 FT PLUS 1 FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 20 FT
MULTI-FAMILY PARKING REQUIREMENTS	ONE BEDROOM UNIT: 1.5 SPACES/UNIT TWO BEDROOM UNIT: 1.75 SPACES/UNIT
PUBLIC ON-STREET PARKING CREDITS	FIRST 8 SPACES=1/2 CREDIT AFTER 8 SPACES=1:1 CREDIT

SITE DATA SUMMARY TABLE - LOT 1	
A. PROJECT TYPE:	MULTI-FAMILY
B. ZONING CLASSIFICATION:	NRMU
C. ESTIMATE TIME OF COMPLETION OF PROJECT:	APRIL 2017-OCT 2018
D. TOTAL PROJECT ACREAGE:	7.41 ACRES (GROSS) 6.67 ACRES (NET)
E. PROPOSED DENSITY FOR EACH DWELLING UNIT BY TYPE:	BUILDING A - 94 UNITS BUILDING B1 - 61 UNITS
TOTAL NUMBER OF DWELLING UNITS= 155 UNITS MAX. DENSITY/ACRE IN ZONE NRMU=30 X 7.41 ACRES= 222 UNITS PROPOSED # OF UNITS IN ZONE NRMU= 155 UNITS UNITS/ACRE IN ZONE NRMU= 20.9	
F. PROPOSED GROSS FLOOR AREA (GFR):	BUILDING A - 83,100 SF BUILDING B1 - 50,770 SF
TOTAL GFR= 133,870 SF	
G. PROPOSED FLOOR AREA RATIO (FAR)=	0.46
H. LOT COVERAGE (% OF IMPERVIOUS SURFACE):	56.59%
I. LANDSCAPED (% OF PERVIOUS SURFACE):	43.41%
J. ESA ACREAGE CALCULATION:	N/A
K. PROPOSED NUMBER OF STORIES AND HEIGHT OF ALL STRUCTURES:	BUILDING A - 4 LEVELS - 51'10" BUILDING B1 - 4 LEVELS - 50'4"
L. PARKING CALCULATION:	
REQUIRED PARKING:	
1 BEDROOM UNIT: 89 UNITS X 1.5 SPACES/UNIT= 134 SPACES	
2 BEDROOM UNIT: 66 UNITS X 1.75 SPACES/UNIT= 115 SPACES	
CLUBHOUSE: 5,730 SF X 1 SPACE/300 SF= 20 SPACES	
TOTAL REQUIRED PARKING= 269 SPACES	
PROVIDED PARKING:	
SURFACE OFF-STREET PARKING= 235 SPACES	
TUCK UNDER GARAGE OFF-STREET PARKING= 34 SPACES	
TOTAL OFF-STREET PARKING= 269 SPACES	
REMAINING PARKING REQUIRED TO BE PROVIDED BY PUBLIC ON-STREET PARKING CREDITS= 0 SPACES*	
PROPOSED BIKE RACKS:	
BIKE RACKS PROVIDED (MIN. 5 PER BUILDING)= 10 RACKS	

SITE DATA SUMMARY TABLE - LOT 2	
A. PROJECT TYPE:	MULTI-FAMILY
B. ZONING CLASSIFICATION:	NRMU
C. ESTIMATE TIME OF COMPLETION OF PROJECT:	APRIL 2017-OCT 2018
D. TOTAL PROJECT ACREAGE:	5.15 ACRES (GROSS) 4.23 ACRES (NET)
E. PROPOSED DENSITY FOR EACH DWELLING UNIT BY TYPE:	BUILDING B2 - 44 UNITS BUILDING B3 - 44 UNITS BUILDING C - 46 UNITS
TOTAL NUMBER OF DWELLING UNITS= 134 UNITS MAX. DENSITY/ACRE IN ZONE NRMU=30 X 5.15 ACRES= 154 UNITS PROPOSED # OF UNITS IN ZONE NRMU= 134 UNITS UNITS/ACRE IN ZONE NRMU= 26.0	
F. PROPOSED GROSS FLOOR AREA (GFR):	BUILDING B2 - 36,460 SF BUILDING B3 - 36,460 SF BUILDING C - 40,580 SF
TOTAL GFR= 113,500 SF	
G. PROPOSED FLOOR AREA RATIO (FAR)=	0.61
H. LOT COVERAGE (% OF IMPERVIOUS SURFACE):	71.63%
I. LANDSCAPED (% OF PERVIOUS SURFACE):	28.37%
J. ESA ACREAGE CALCULATION:	N/A
K. PROPOSED NUMBER OF STORIES AND HEIGHT OF ALL STRUCTURES:	BUILDING B2 - 3 LEVELS - 39'8" BUILDING B3 - 3 LEVELS - 39'8" BUILDING C - 3 LEVELS - 39'2"
L. PARKING CALCULATION:	
REQUIRED PARKING:	
1 BEDROOM UNIT: 86 UNITS X 1.5 SPACES/UNIT= 129 SPACES	
2 BEDROOM UNIT: 48 UNITS X 1.75 SPACES/UNIT= 84 SPACES	
TOTAL REQUIRED PARKING= 213 SPACES	
PROVIDED PARKING:	
SURFACE OFF-STREET PARKING= 133 SPACES	
TUCK UNDER GARAGE OFF-STREET PARKING= 62 SPACES	
TOTAL OFF-STREET PARKING= 195 SPACES	
REMAINING PARKING REQUIRED TO BE PROVIDED BY PUBLIC ON-STREET PARKING CREDITS= 22 SPACES*	
PROPOSED BIKE RACKS:	
BIKE RACKS PROVIDED (MIN. 5 PER BUILDING)= 15 RACKS	

*PUBLIC ON-STREET PARKING CREDIT CALCULATIONS	
REMAINING PARKING CREDITS REQUIRED (LOT 2)=	22 CREDITS
TOTAL PUBLIC ON-STREET PARKING CREDITS REQUIRED=	22 CREDITS
1/2 CREDIT: 4 CREDITS (LOT 2)= 8 SPACES	
1:1 CREDIT: REMAINING 18 CREDITS (LOT 2)= 18 SPACES	
TOTAL PUBLIC ON-STREET SPACES REQUIRED=	26 SPACES
TOTAL PUBLIC ON-STREET SPACES PROVIDED=	28 SPACES



**PRELIMINARY**  
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHET T. LEUGERS, P.E. TEXAS REGISTRATION NO. 122042 DATE: 08/07/2016

NO.	DATE	REVISION				
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805						
<b>SPECIFIC USE PERMIT</b>						
<b>NORTH ELM STREET APARTMENTS</b>						
<b>US-77 &amp; RINEY ROAD</b>						
<b>12.562 ACRES</b>						
<b>CITY OF DENTON, DENTON COUNTY, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JJJ/CTL	PTB	OCT 2016	1"=60'			<b>SUP1.1</b>

LEUGERS  
 10/27/2016 4:11 PM  
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NORTH ELM STREET APARTMENTS