

VICINITY MAP



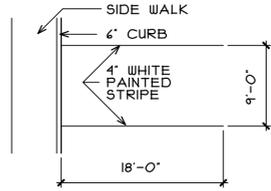
LAND USE

NOTES & DATA TABLE

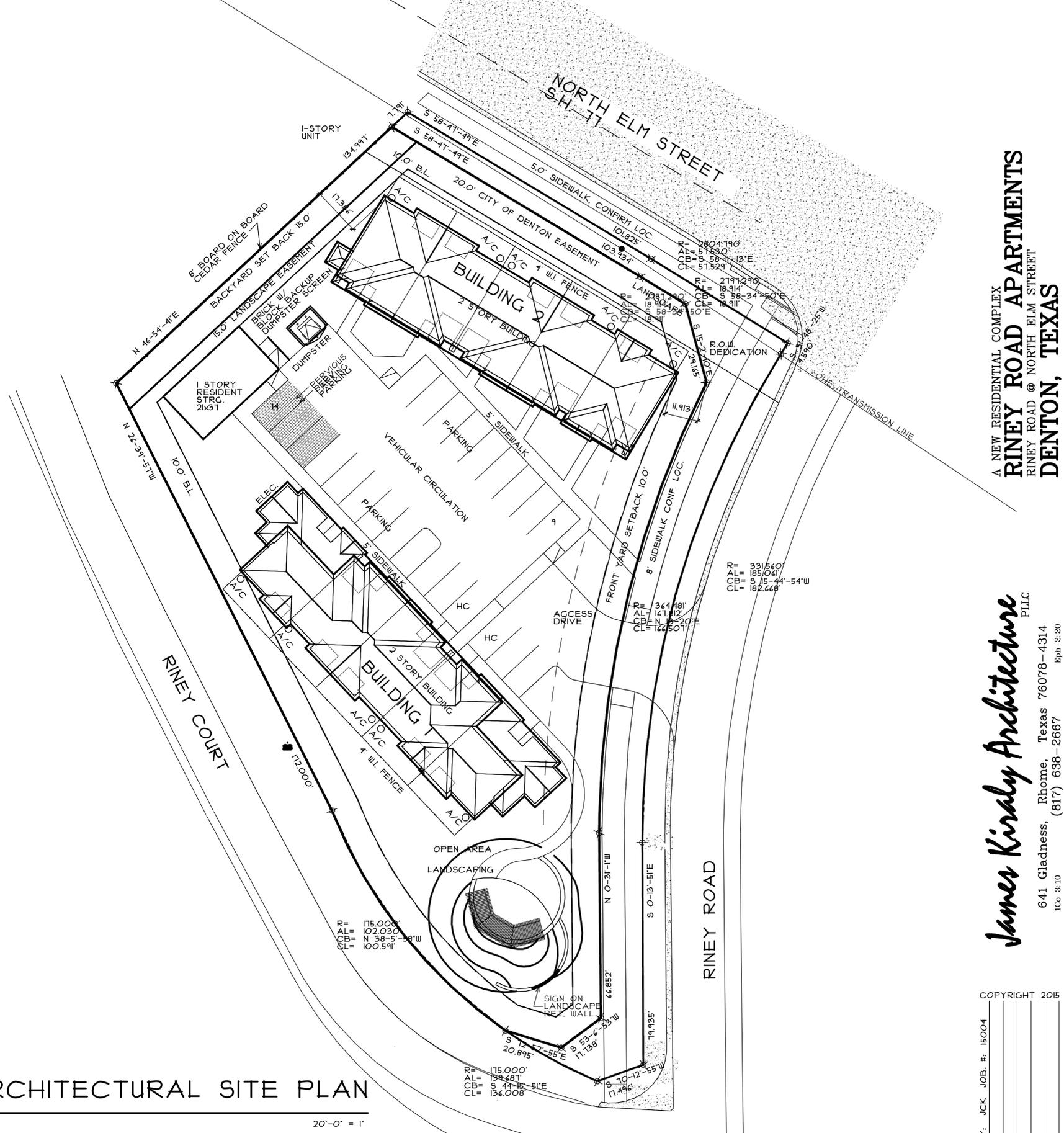
I. PHASES NOT APPLICABLE

DATA TABLE	
EST. TIME OF COMPLETION	JAN 2018
TOTAL PROJECT ACREAGE	.9 ACRES
PROPOSED DENSITIES	
UNITS A/AI	80% 8 UNITS
UNITS B/BI	20% 2 UNITS
PROPOSED (FAR) & (GFA)	
FLOOR AREA RATIO	22.8%
GROSS FLOOR AREA	23%
LOT COVERAGE (PIS)	51.3% ACT. 60% ALLOWABLE
LANDSCAPED (PPS)	48.1% PROVIDED 40% REQ.
ESA ACERAGE CALCULATION	0
PROP. STORIES	2
PARKING CALCULATIONS (SUBCHAP 14 DDC)	
3 BED/2 SPACES	23 PROVIDED 20 REQUIRED 3 PERVIOUS SPACES 20 NON PERVIOUS SPACES
HEIGHT @ RIDGE LINE	26.2' ACTUAL 40' ALLOWABLE
HEIGHT @ MID POINT	21'-8"
SETBACK TO PL	15'+2'=17' REQ. 17.3' PROVIDED CALCULATION BASED ON MID POINT HGT. OF 21'-8"
DENSITY 12x9=10.8 ALLOWABLE 10 PROVIDED	

3. TYP. PARKING SPACE 18'x9'



5. DELINATE FLOOD ZONES, FLOODWAYS AND ESA'S NOT APPLICABLE.



ARCHITECTURAL SITE PLAN

20'-0" = 1"



A NEW RESIDENTIAL COMPLEX  
**RINEY ROAD APARTMENTS**  
 RINEY ROAD @ NORTH ELM STREET  
 DENTON, TEXAS

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 DATE: 04/19/17  
 SHEET 1 OF 1

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 04/19/2017 JAMES KIRALY #14342

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