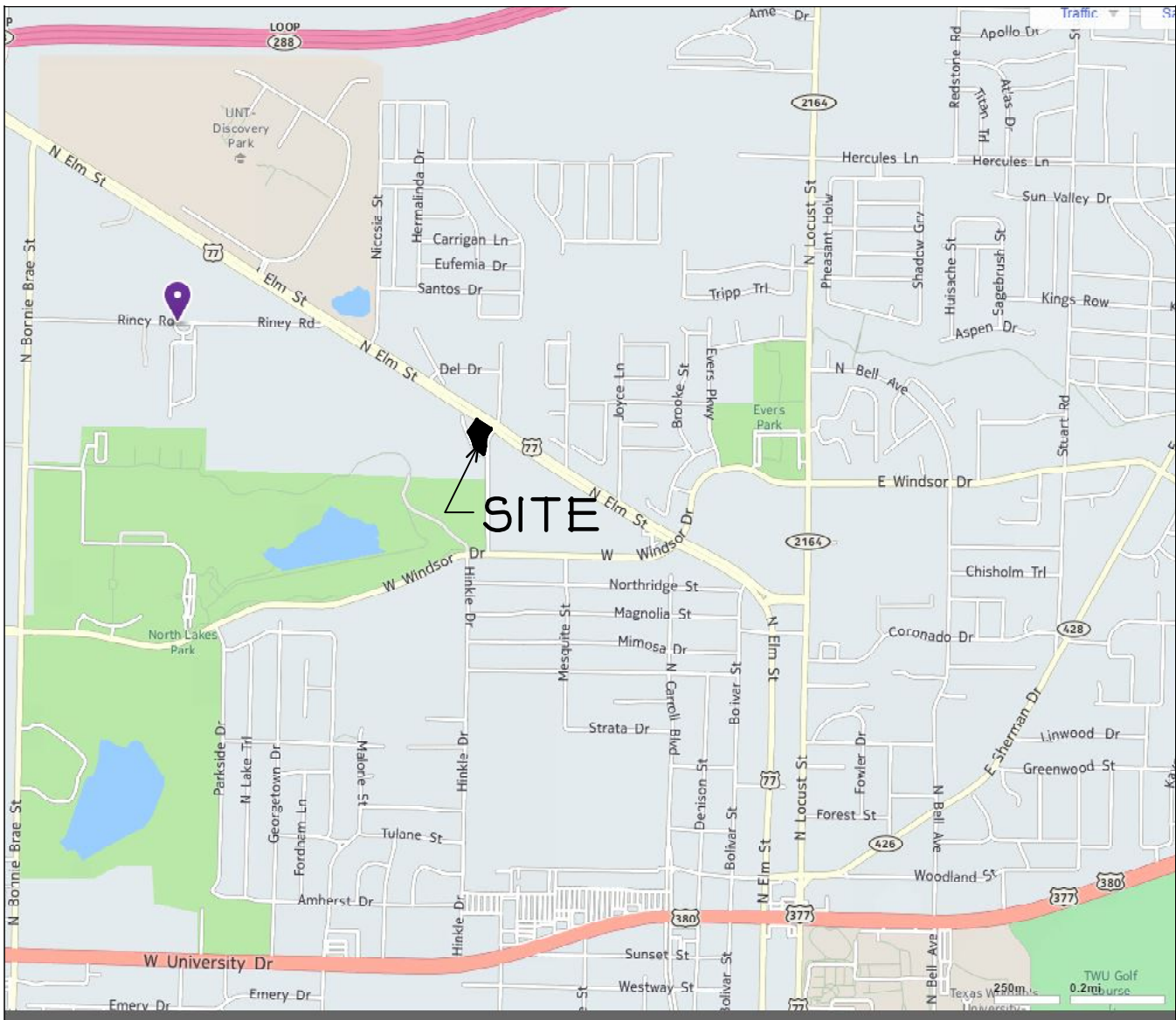
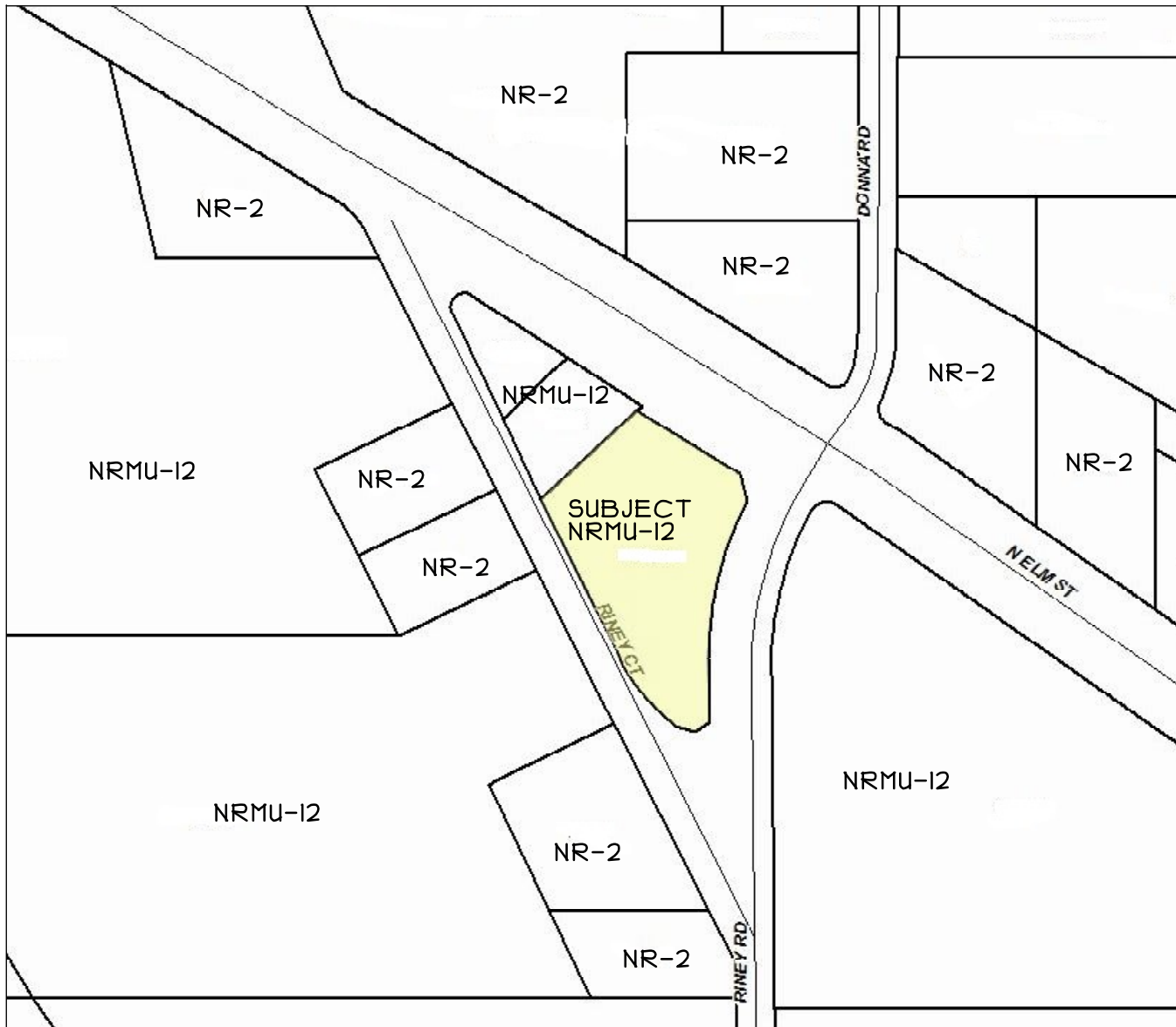




VICINTIY MAP

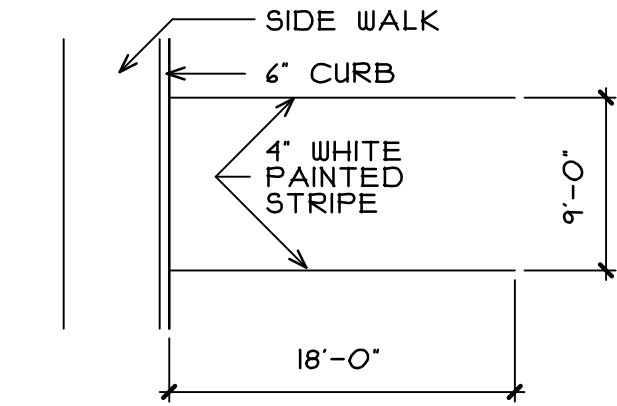


LAND USE

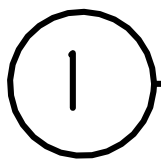
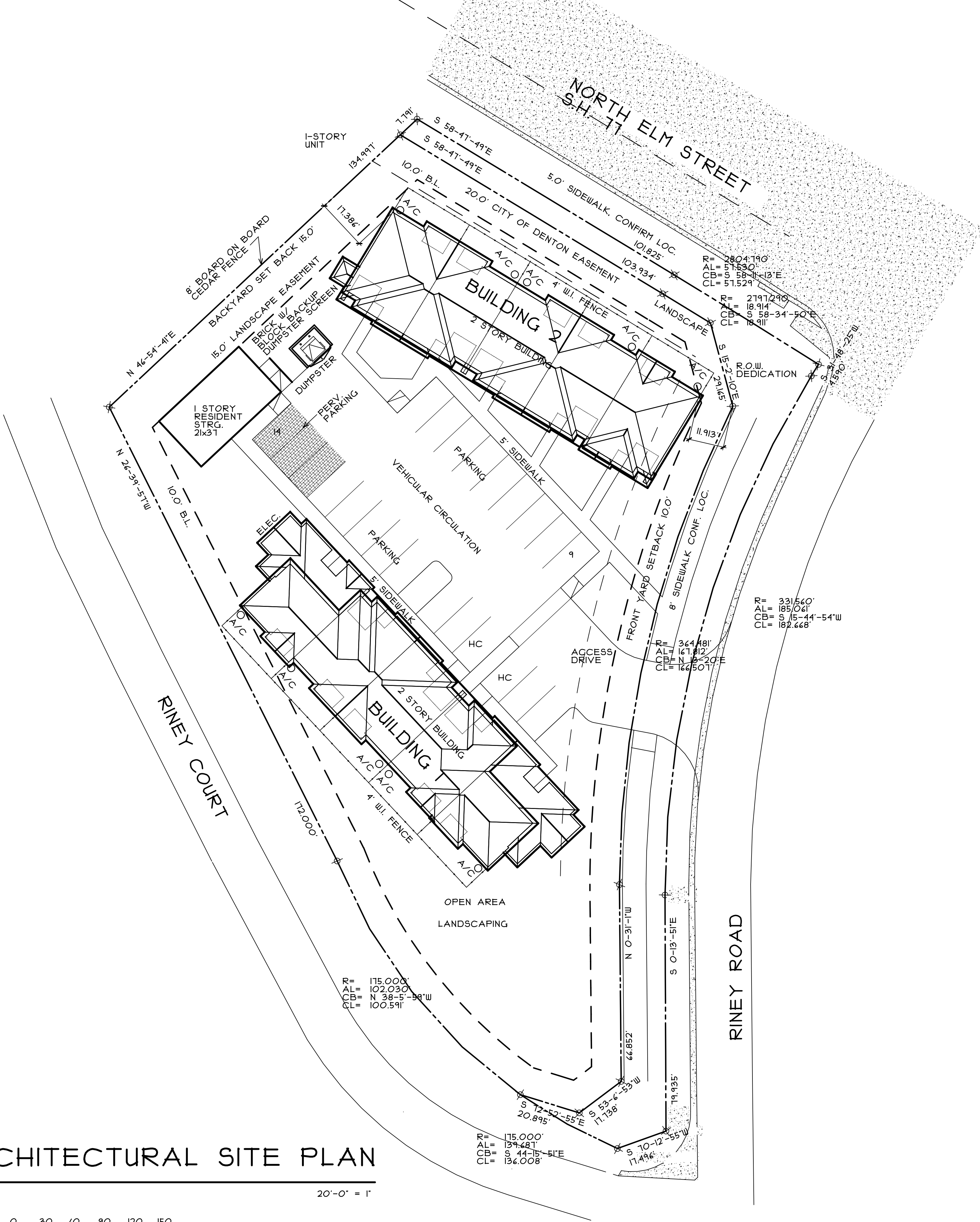
NOTES & DATA TABLE

PHASES		NOT APPLICABLE	
DATA TABLE			
EST. TIME OF COMPLETION		JAN 2018	
TOTAL PROJECT ACREAGE		.9 ACRES	
PROPOSED DENSITYS			
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 CACULATIONS (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			

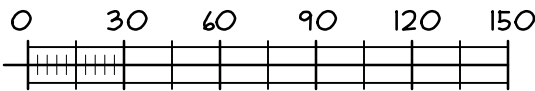
3. TYP. PARKING SPACE 18'x9'



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



ARCHITECTURAL SITE PLAN



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION, PERMIT OR
REGULATORY APPROVAL
04/19/2017 JAMES KIRALY #14342

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JAMES KIRALY ARCHITECTURE

DRAWN BY: JCK JOB. #: 15004
REV: _____
DATE: 04/19/17
SHEET 1 OF 1

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1Co 3:10

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