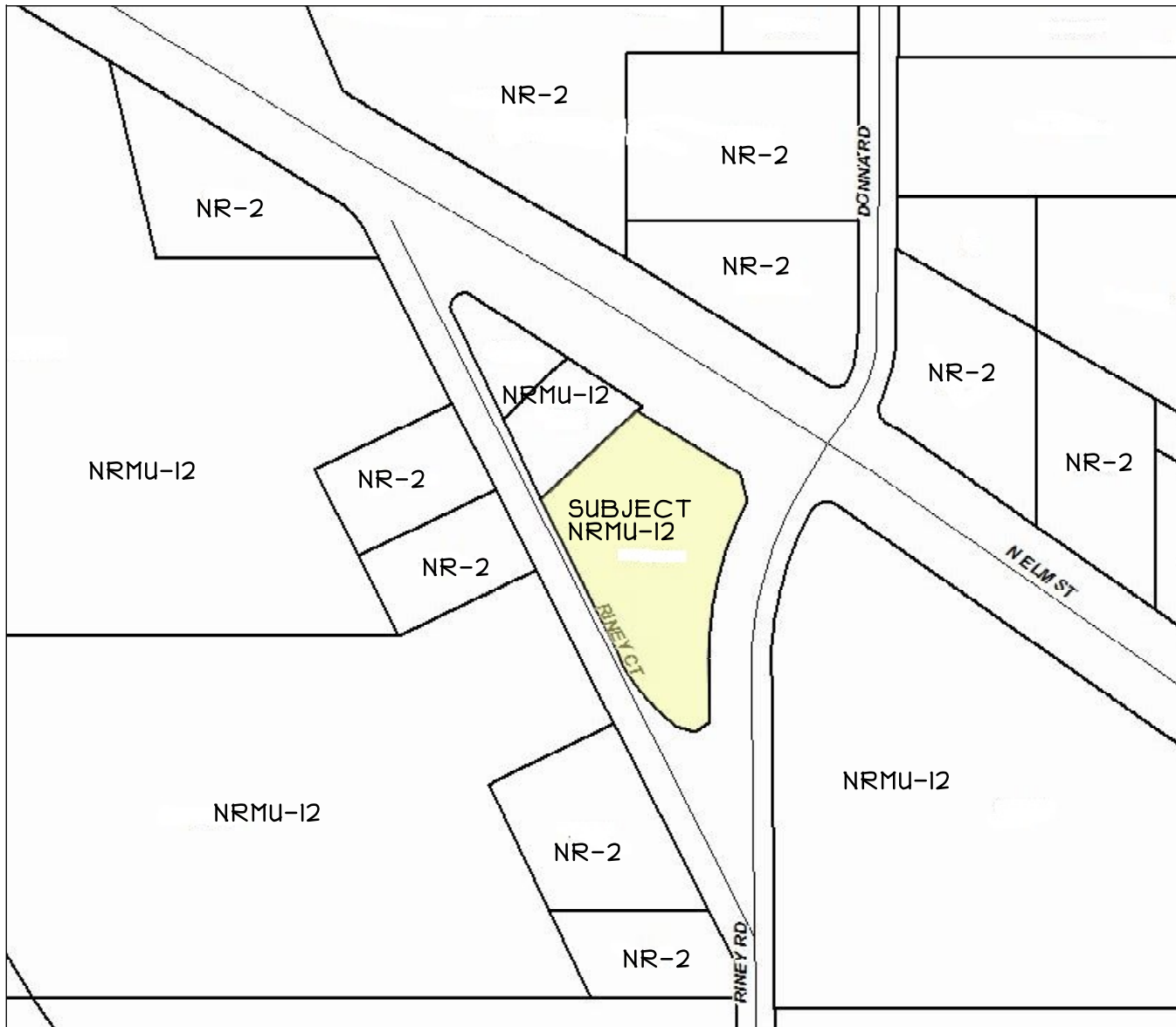


VICINTIY MAP

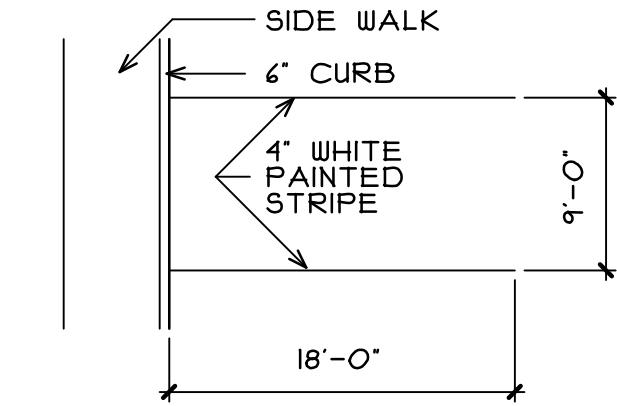


LAND USE

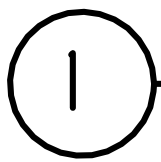
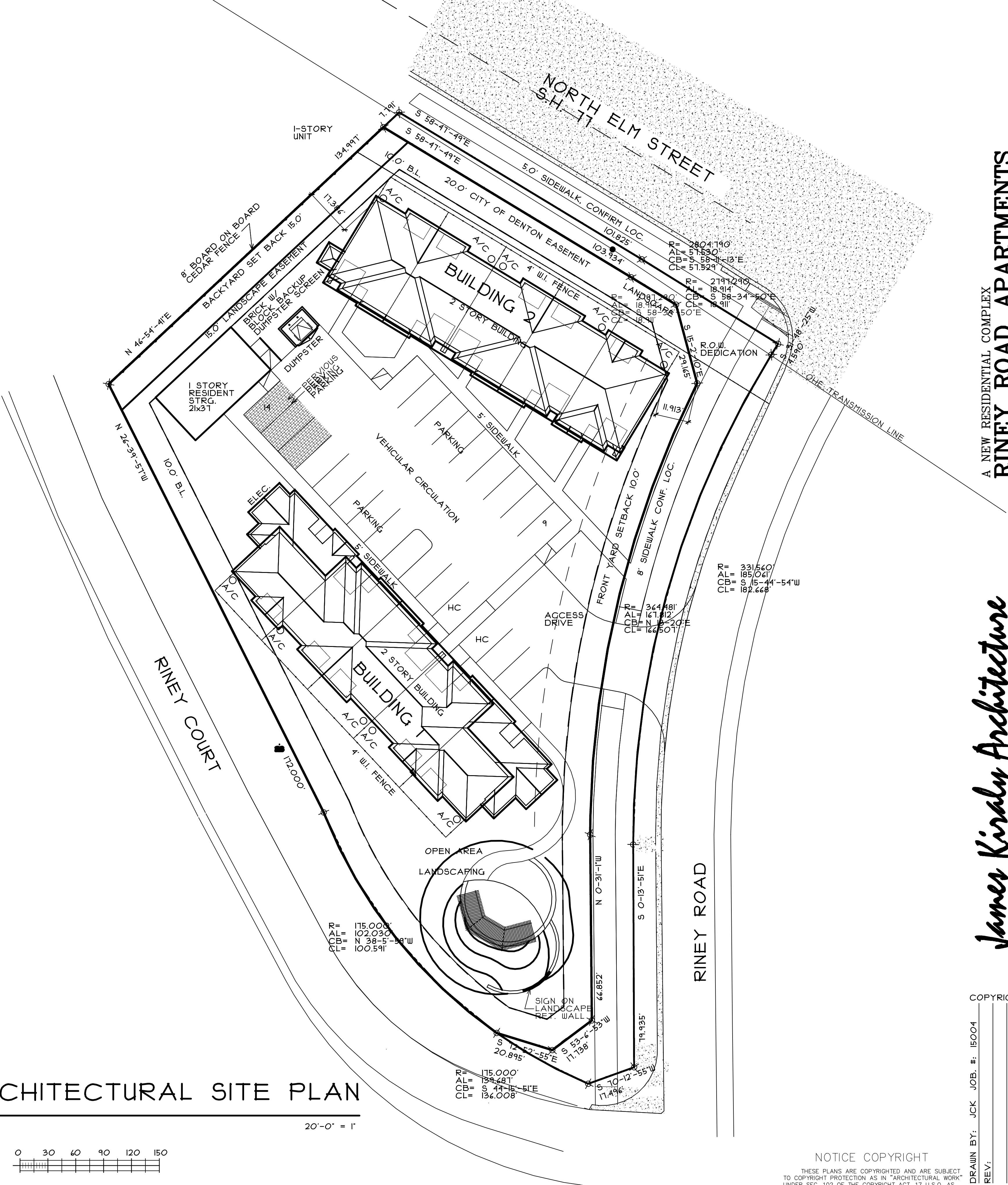
NOTES & DATA TABLE

I. 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 SETBACK TO PL CALCULATION BASED ON MID POINT HGT. OF 21'-8"		21'-8" 15'+2'=17' REQ. 17.3' PROVIDED
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"

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

NOTICE COPYRIGHT  
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CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED  
AND/OR MONETARY COMPENSATION TO  
JAMES KIRALY ARCHITECTURE

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

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PLLC  
Eph 2:20  
1Co 3:10

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