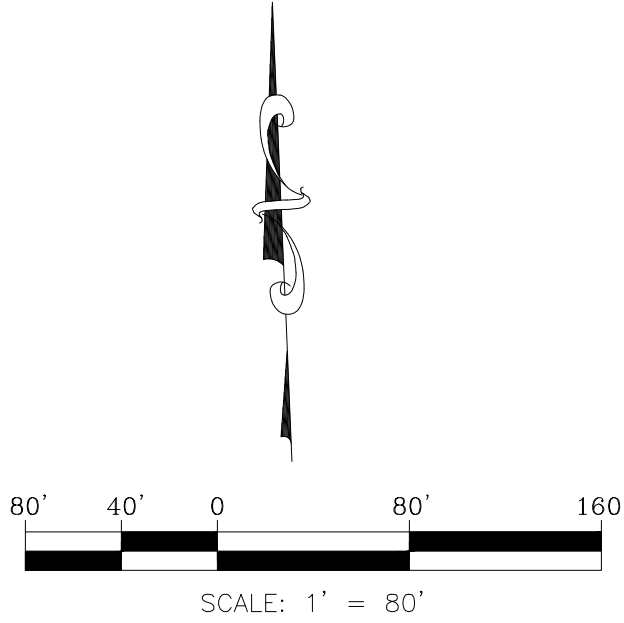




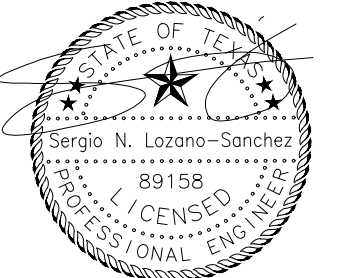
CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	579.70'	1870.08'	07°42'30"	S 14°42'41" W	577.38'

SITE DATA TABLE			
CURRENT ZONING DISTRICT	APD: AGRICULTURAL / PRE-DEVELOPMENT DISTRICT		
PRESENT USE OF PROPERTY	SINGLE-FAMILY HOME / VACANT LAND		
SITE AREA (AC) = SITE AREA (S.F.) =	25.59 ACRES		
	1,114,696 SF		
PROPOSED ZONING DISTRICT	PROPOSED USE OF PROPERTY	AREA (SQ.FT.)	AREA (ACRES)
C-1B - GENERAL BUSINESS DISTRICT	GAS STATION	95,028.44	2.18
TH-A - TOWNHOME RESIDENTIAL DISTRICT	TOWNHOMES	424,318.99	7.42
R-3H - MULTI-FAMILY HIGH DENSITY	MULTI-FAMILY RESIDENTIAL	354,136.16	8.13
RIGHT-OF-WAY DEDICATION (R.O.W.)			
W COUNTY LINE RD EXTENSION	120 FT R.O.W. WIDTH	241,212.15	5.54

MULTI-FAMILY SITE TABLE	
ZONING DISTRICT	R-3H MULTI-FAMILY DISTRICT
ACREAGE	9.74 ACRES
1-BED UNIT PER LEVEL	4 *FLOOR PLAN SCHEMATIC TBD.
2-BED UNIT PER LEVEL	2 *FLOOR PLAN SCHEMATIC TBD.
TOTAL UNITS PER FLOOR	6 UNITS
TOTAL STORIES PER BUILDING	4 STORIES
UNITS PER BUILDING	24 UNITS
NUMBER OF BUILDINGS	8 BUILDINGS
TOTAL UNITS	192 UNITS

MULTI-FAMILY PARKING TABLE			
Unit type	Number of Units	Required Parking/Unit	Required Parking Spaces
Single Bedroom	128	1.5	192
Two Bedroom	64	2	128
Total Units	192		
Required Parking Spaces			320
*Dwelling unit larger than 1 bedroom: 1.5 spaces for first room plus 0.5 space for each additional bedroom of each unit.			
Provided Parking Spaces			439

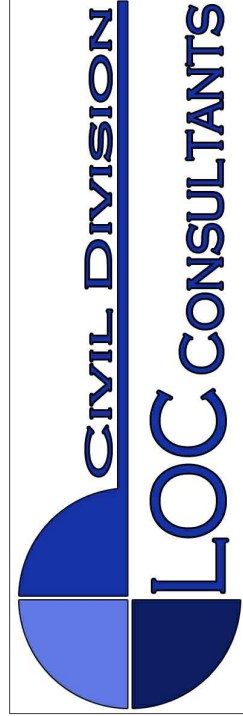
REVISIONS/CORRECTIONS	
NO.	DESCRIPTION



08/24/2023

UMATIYA PDD
1890 FM 1044
NEW BRAUNFELS, TX 78130

CONCEPT PLAN



2211 S IH 35 SUITE 107
Austin, Texas 78741
Ph. (512) 524-0677
F-23579
SERGIO@LOCIVIL.COM

SHEET NUMBER:

1 OF 1