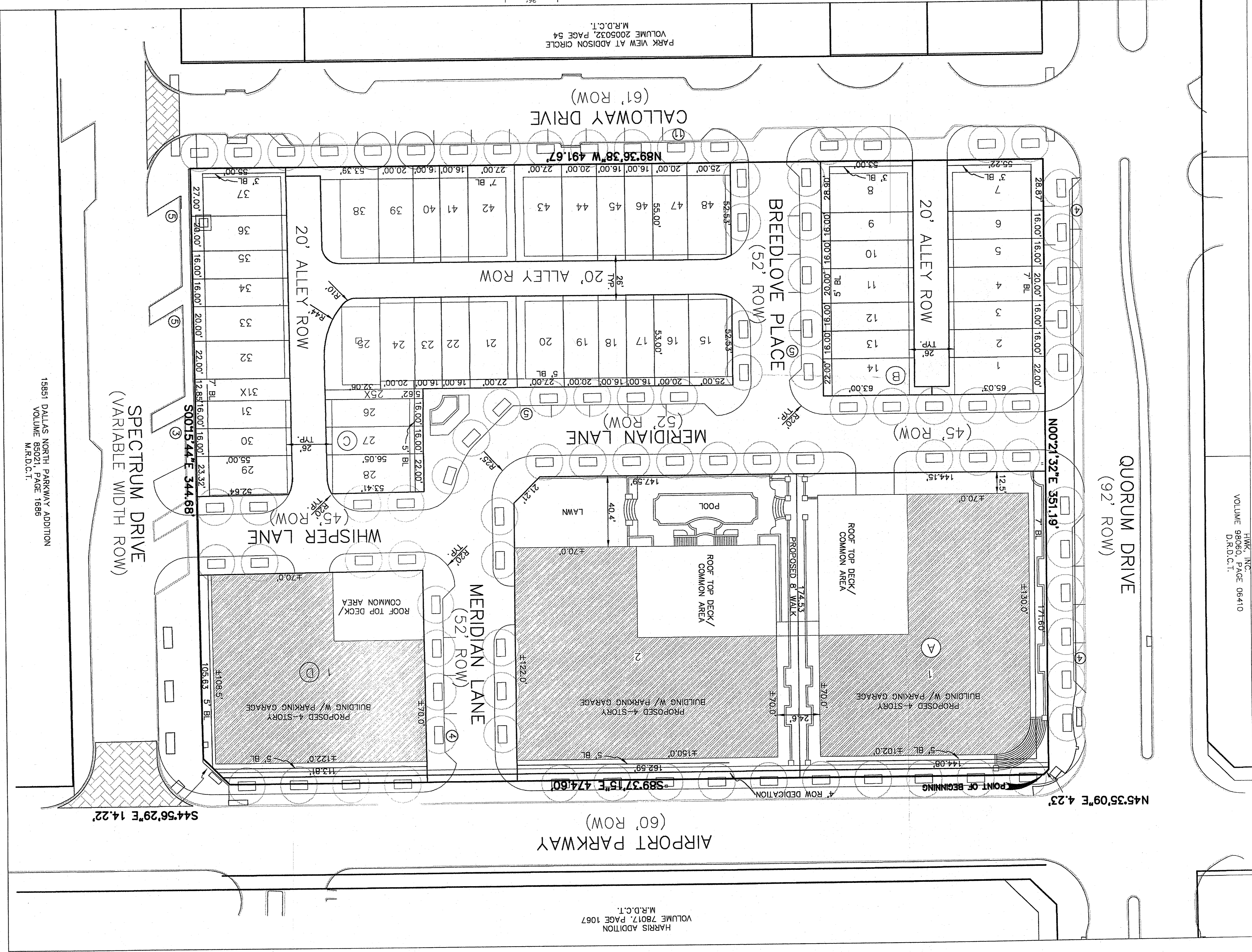


QUORUM DRIVE
(92' ROW)



HARRIS ADDITION
VOLUME 78017, PAGE 1067
M.R.D.C.T.

AIRPORT PARKWAY
(60' ROW)

MERIDIAN LANE
(52' ROW)

WHISPER LANE
(45' ROW)

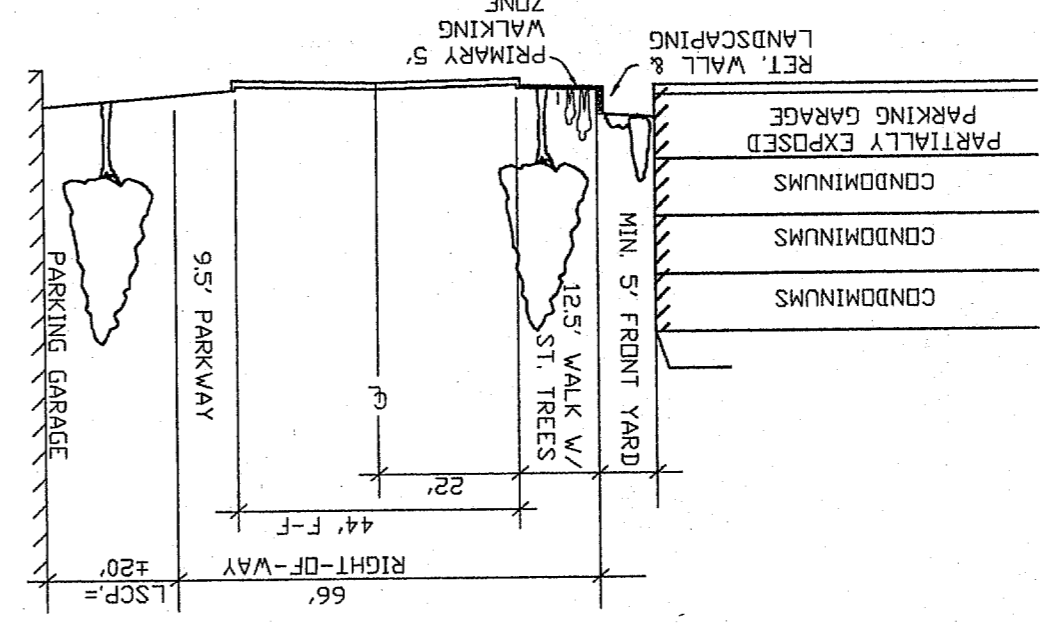
MERIDIAN LANE
(52' ROW)

BREEDLOVE PLACE
(52' ROW)

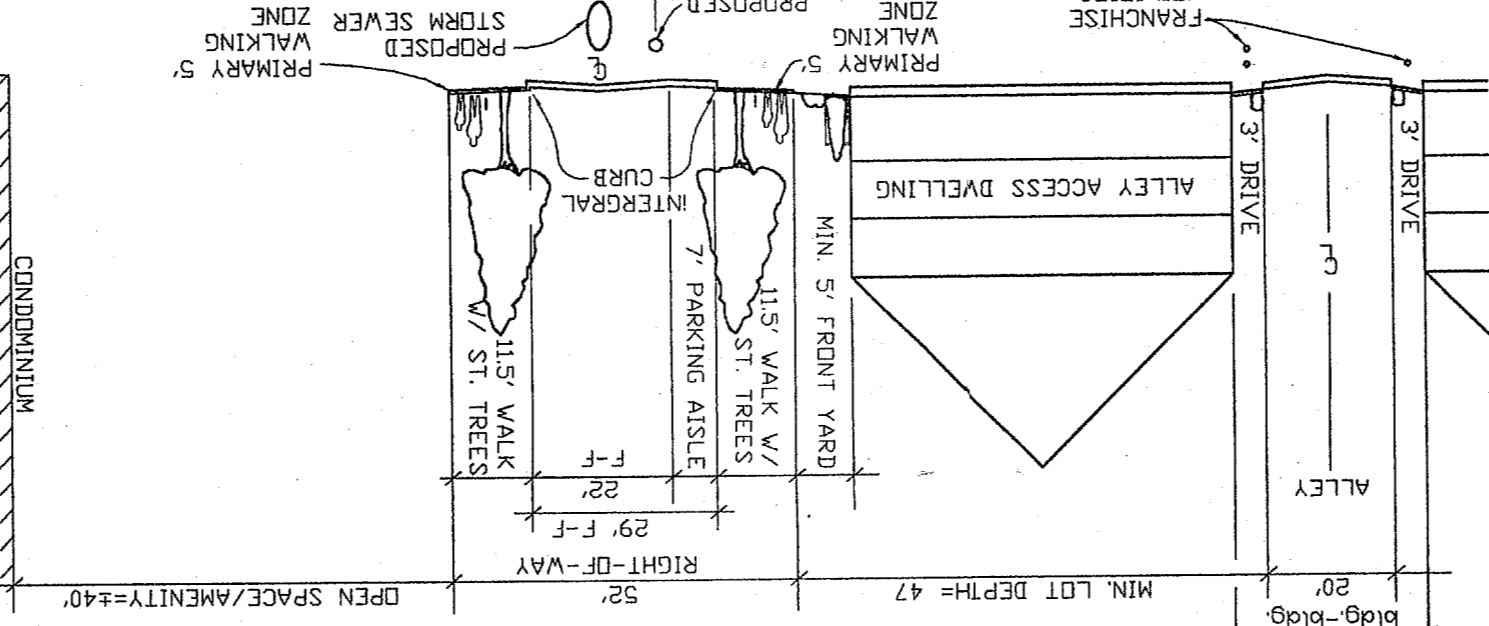
20' ALLEY ROW

ALLOWAY DRIVE
(61' ROW)

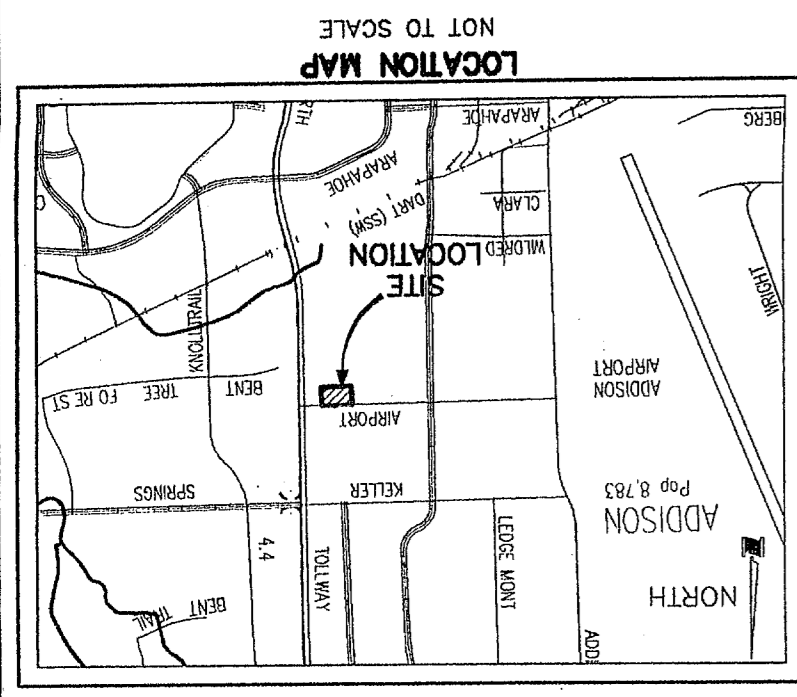
AIRPORT PKWY. SECTION



MERIDIAN LANE SECTION



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



SITE DATA SUMMARY:

- EXISTING ZONING: UC - URBAN CENTER PROPOSED ZONING: UC
- TOTAL SITE AREA - ± 4.0 ACRES
- RESIDENTIAL DWELLINGS: TH-ALLEY ACCESS=48 CONDO-GARAGE ACCESS=92
- RESIDENTIAL DENSITY (DWELLING UNITS/ ACRE): 35.7
- TH-ALLEY ACCESS: CONDO-STREET ACCESS:
- MIN. LOT WIDTH 16'
- MIN. LOT DEPTH 47'
- MIN. LOT AREA 752 SF
- MAX. LOT COVERAGE 85%
- MIN. FRONT YARD 5'
- MIN. GARAGE SET-BACK 3'
- MIN. REAR YARD 3'
- MIN. DIST. BETWEEN GARAGE FACES 26' (SEE NOTE 7) N/A
- MIN. SIDE YARD 0'
- MIN. PERIMETER CORNER SIDE YARD 3'
- MIN. BLDG. SEPARATION 10'
- MAX. UNITS PER BLDG 8
- ON-STREET GUEST PARKING PROVIDED: ± 41 or ± 0.3:1

NOTES:

- ALL DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS AT STREET INTERSECTIONS ARE 20.0' UNLESS OTHERWISE NOTED.
- THE ARE APPROXIMATELY 140 DWELLING UNITS ASSOCIATED WITH THIS PLAN.
- BRICK LEDGES, 2ND AND 3RD FLOOR LIVING AREAS, BALCONYS, CHIMNEYS AND OTHER ORNAMENTAL PROJECTIONS OR ARCHITECTURAL FEATURES MAY PROJECT IN TO THE FRONT, SIDE AND REAR YARDS A MAXIMUM OF 3 FEET, PROVIDED THEY DO NOT IMPEDE FIRE ACCESS.
- ALL BUILDINGS SHALL NOT BE LESS THAN 10-FEET APART, EXCLUSIVE OF ORNAMENTAL PROJECTIONS OR ARCHITECTURAL FEATURES WHICH SHALL NOT BE LESS THAN 3 FEET APART.
- ALL GARAGE DOORS SHALL NOT BE LESS THAN 26 FEET APART.

SITE PLAN I48 TH & 92 CONDO'SI	
ADDITION URBAN DEVELOPMENT PARTNERS, LLC	
LAND OWNER:	
600 W. LOOKOUT ROAD	
RICHARDSON, TX 75080	
CONTACT: STEVE KING	
972.248.2147 OFFICE	
972.713.8288 FAX	
steve@savannahdevelopers.com	
APPLICANT/PLANNER/ENGINEER:	
DOWDEY, ANDERSON & ASSOC.	
5225 VILLAGE GREEN DRIVE, STE. 200	
PLANO, TX 75080	
CONTACT: MATTHEW ALEXANDER	
972.831.0894 FAX	
972.831.0894 FAX	
DESIGN	DRAWN
CHECKED	DATE
SCALE	JOB
SHEET	1

PLATE NO.: 2007-15

ASBERRY CIRCLE ADDITION