EXHIBIT C-2 to Sanger Preserve PD
(Initial Submittal 10.03.2022 - Revised)
[Reference Ordinance No. 10-28-22]

S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						8/24/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
A1U-BH	1br/1ba	750	5	3%	3,750	
A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	64%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,056	10	6%	10,560	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	
C1-BW	3br/2ba	1,250	12	7%	15,000	7%
TOTALS			**170**	**100%**	**160,523**	

UNIT AVERAGE NET SF : **944**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 944 S.F.

ACREAGE: 8.48 MF ACRES / 12.01 TOTAL ACRES

DENSITY: 20.05 UNITS / ACRE

RETAIL AREA UP TO 36000 S.F.

PARKING:

REQUIRED

144 RETAIL SPACES @ 1/250 S.F.

288 RESIDENTIAL SPACES (1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)

432 TOTAL SPACES REQUIRED

PROVIDED

184 RETAIL SPACES

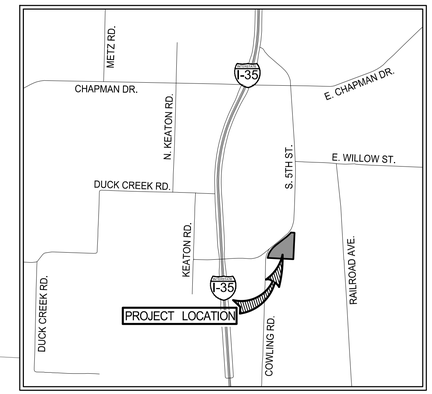
24 GARAGE SPACES

40 CARPORTS

236 OPEN SURFACE SPACES

300 TOTAL RESIDENTIAL SPACES PROVIDED

484 TOTAL SPACES PROVIDED



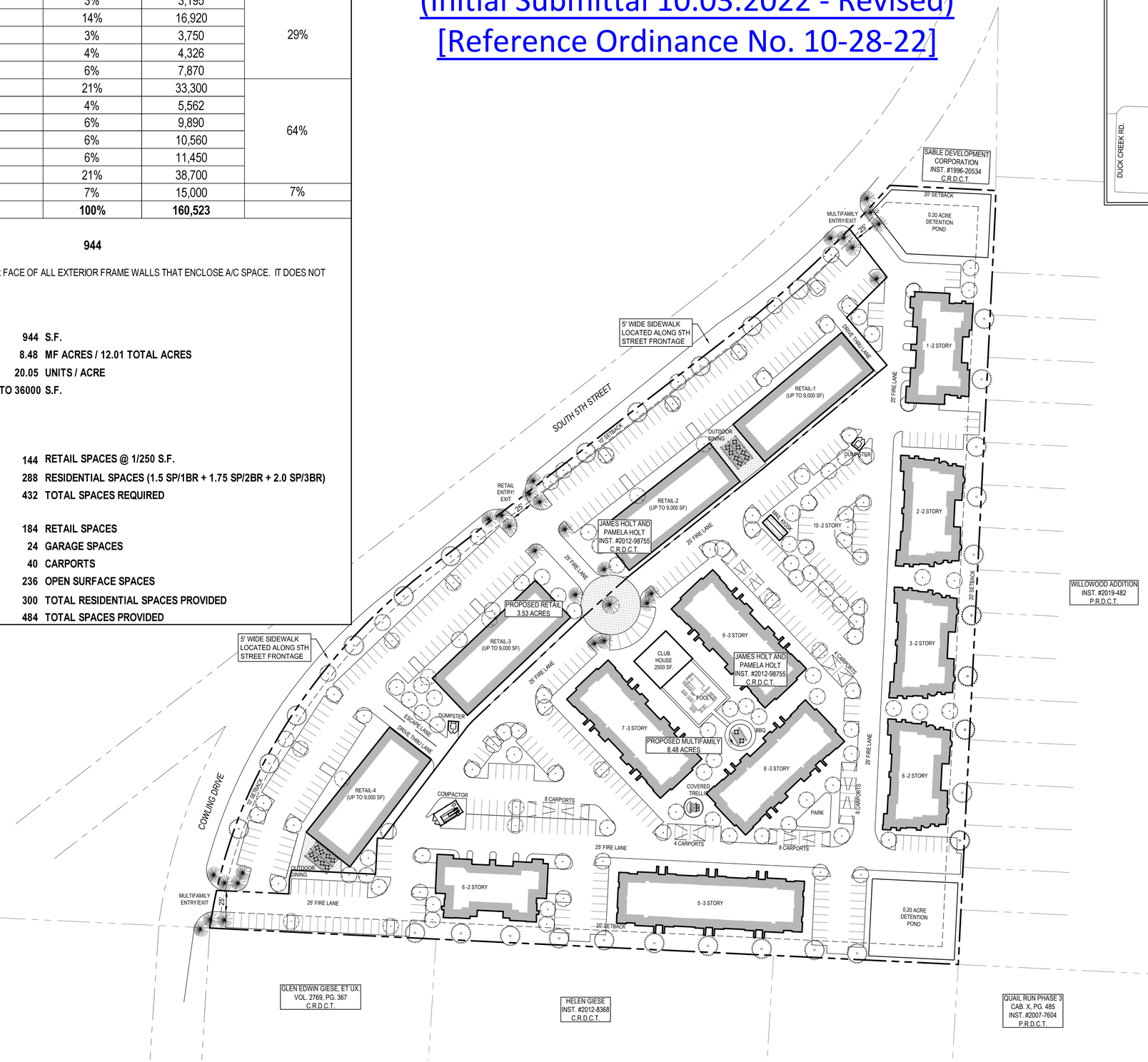
LOCATION MAP

SCALE : N.T.S.

N

0 60' 120'

SCALE: 1" = 60'



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TBG	DATE	PROJECT #	SHEET
DESIGNED: TBG	JULY 2022	JPH21001	C100
REVIEWER: AM			

ZONING SUBMITTAL

SANGER PRESERVE

Drawing: G:\JOBS\JPH21001_Sanger\Revised\Master\Dev\Civil\Exhibits\JPH21001-C-SITE
Last Plotted: 8/24/2022 8:59 AM
Last Saved: 8/24/2022 8:59 AM
Plot Scale: 1" = 60' / 8/24/2022 8:59 AM