

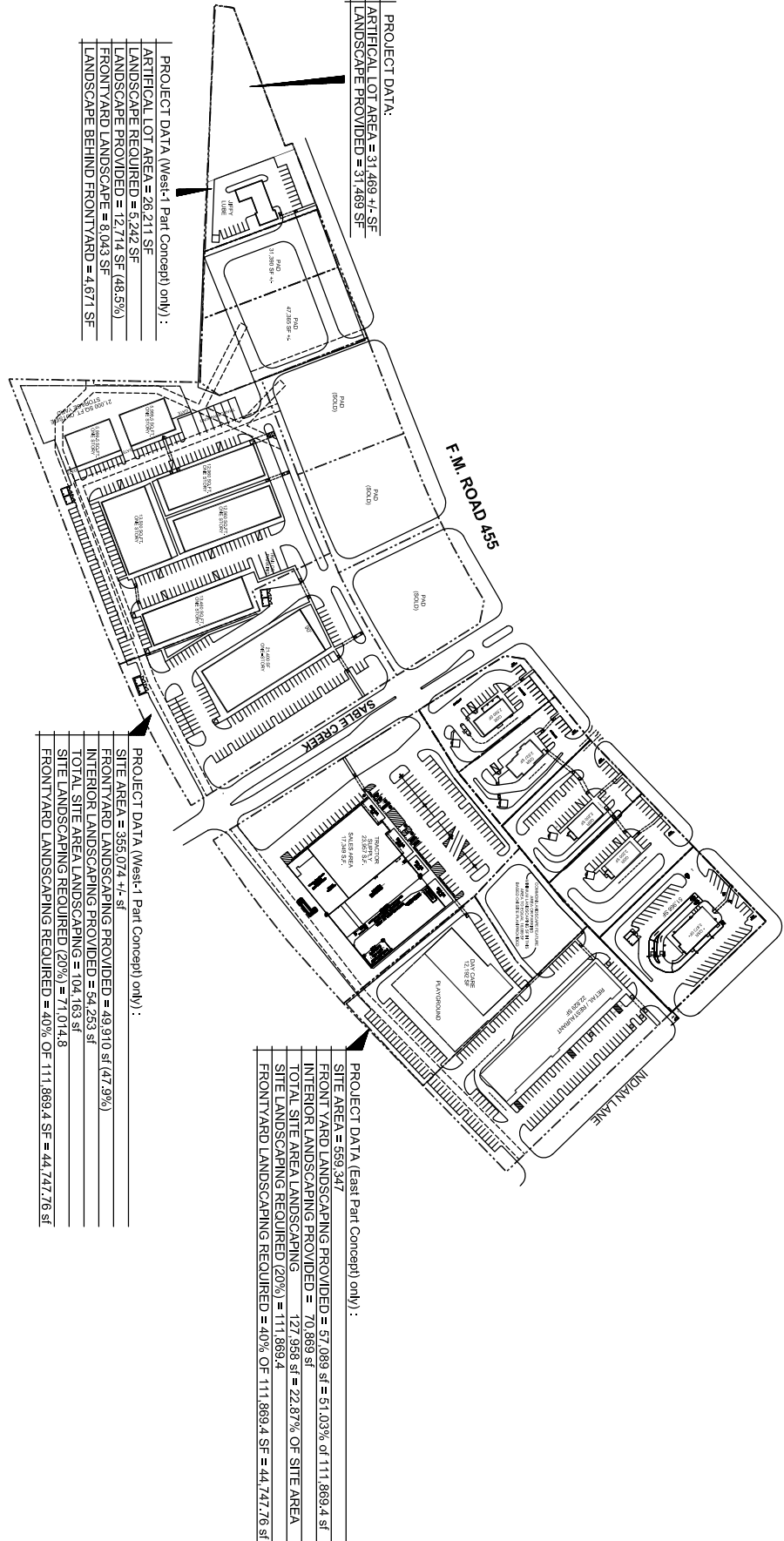
CONCEPT SITE DESIGN SANGER TOWNE CENTER SOUTH SANGER, TEXAS

Project Date: 7/19/2023
 Project No: 23-0117.2

Client: SANGER, TX
 Contact: Mr. J. B. B. B. B.
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1. Concept Site Design
 2. Concept Site Design

PD-ST-1



PROJECT DATA:
 ARTIFICIAL LOT AREA = 31,469 +/- SF
 LANDSCAPE PROVIDED = 31,469 SF

PROJECT DATA (West-1 Part Concept) only :
 ARTIFICIAL LOT AREA = 26,211 SF
 LANDSCAPE REQUIRED = 5,242 SF
 LANDSCAPE PROVIDED = 12,714 SF (48.5%)
 FRONTYARD LANDSCAPE = 8,043 SF
 LANDSCAPE BEHIND FRONTYARD = 4,671 SF

PROJECT DATA (East Part Concept) only :
 SITE AREA = 556,074 +/- sf
 FRONT YARD LANDSCAPING PROVIDED = 57,089 sf = 51.03% of 111,869.4 sf
 INTERIOR LANDSCAPING PROVIDED = 70,869 sf = 22.87% OF SITE AREA
 TOTAL SITE AREA LANDSCAPING = 127,958 sf
 SITE LANDSCAPING REQUIRED (20%) = 111,869.4
 FRONTYARD LANDSCAPING REQUIRED = 40% OF 111,869.4 SF = 44,747.76 sf

PROJECT DATA (West-1 Part Concept) only :
 SITE AREA = 356,074 +/- sf
 FRONTYARD LANDSCAPING PROVIDED = 49,910 sf (47.9%)
 INTERIOR LANDSCAPING PROVIDED = 54,253 sf
 TOTAL SITE AREA LANDSCAPING = 104,163 sf
 SITE LANDSCAPING REQUIRED (20%) = 71,014.8
 FRONTYARD LANDSCAPING REQUIRED = 40% OF 111,869.4 SF = 44,747.76 sf

- PROJECT NOTES:
1. SITE DESIGN PROVIDED IS CONCEPT ONLY, FINAL SITE DESIGN TO BE DETERMINED
 2. SITE TOTAL LANDSCAPING TO BE EQUAL TO 20% OF TOTAL SITE AREA WITH 40% OF THE 20% TO BE LOCATED IN THE FRONTYARD, REFERENCE IN THE PD FOR FRONTYARD LOCATIONS.
 3. REFER TO PLANNED DEVELOPMENT (PD) LANGUAGE FOR MINIMUM VEHICLE PARKING RATIOS PER USER TYPE.
 4. ALL LAND LOTS AND USERS SHALL HAVE MASTER SITE EASEMENTS
 5. DETENTION HAS BEEN DETERMINE BY CIVIL ENGINEERS TO NOT BE REQUIRED FOR THIS SITE.

1 PD CONCEPT SITE DESIGN
 SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
 0 10 20 30 40 50 60 70 80 90 100