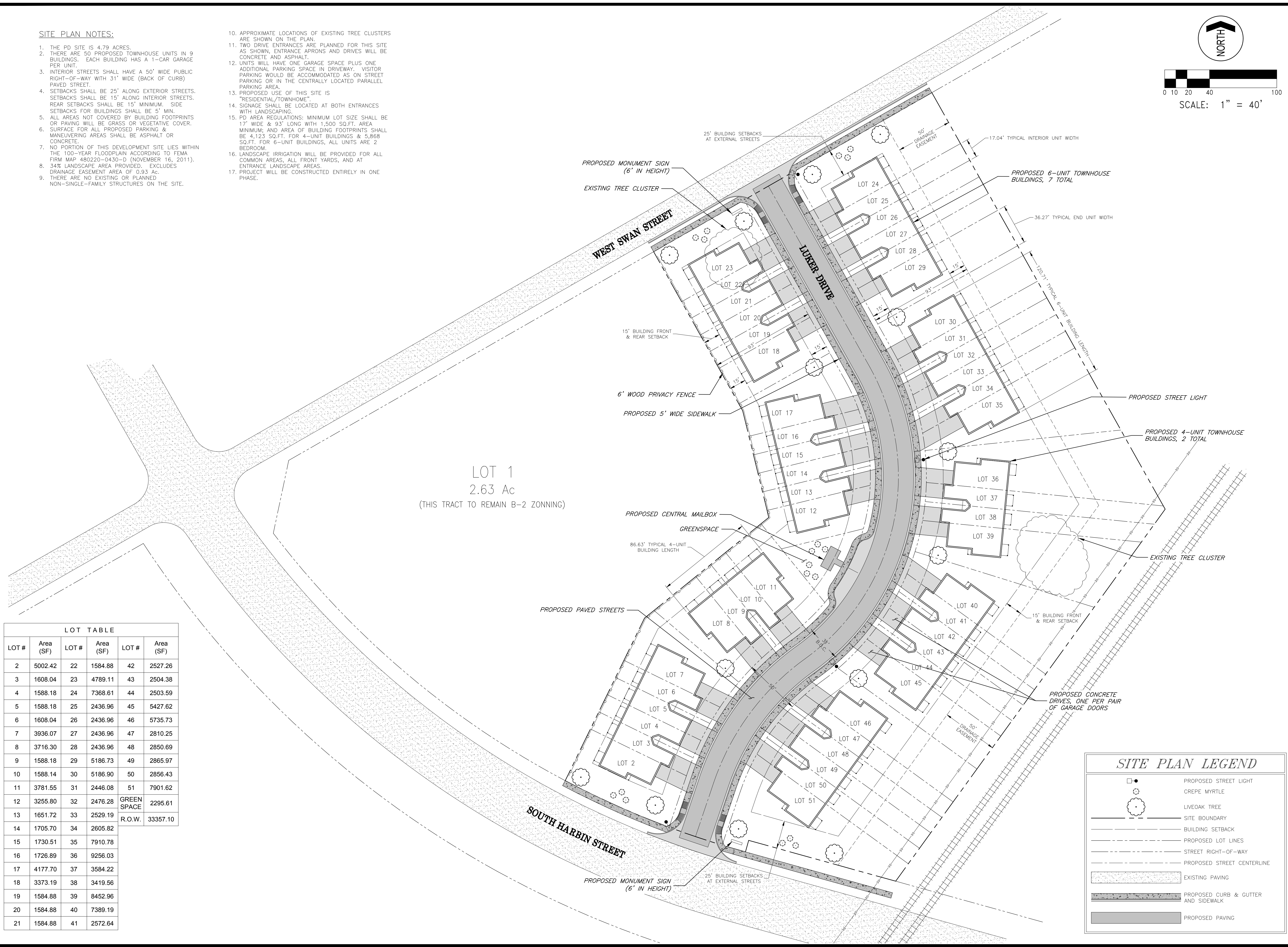
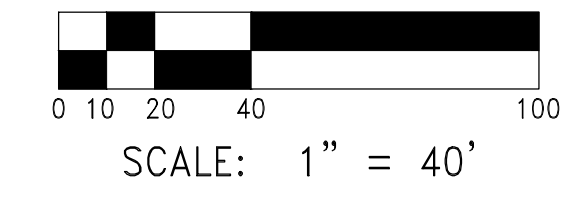
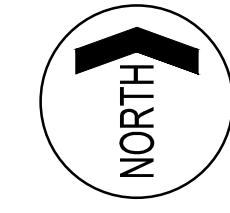


SITE PLAN NOTES:

- THE PD SITE IS 4.79 ACRES.
- THERE ARE 50 PROPOSED TOWNHOUSE UNITS IN 9 BUILDINGS. EACH BUILDING HAS A 1-CAR GARAGE PER UNIT.
- INTERIOR STREETS SHALL HAVE A 50' WIDE PUBLIC RIGHT-OF-WAY WITH 31' WIDE (BACK OF CURB) PAVED STREET.
- SETBACKS SHALL BE 25' ALONG EXTERIOR STREETS. SETBACKS SHALL BE 15' ALONG INTERIOR STREETS. REAR SETBACKS SHALL BE 15' MINIMUM. SIDE SETBACKS FOR BUILDINGS SHALL BE 5' MIN.
- ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS OR PAVING WILL BE GRASS OR VEGETATIVE COVER. SURFACE FOR ALL PROPOSED PARKING & MANEUVERING AREAS SHALL BE ASPHALT OR CONCRETE.
- NO PORTION OF THIS DEVELOPMENT SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP 480220-0430-D (NOVEMBER 16, 2011).
- 34% LANDSCAPE AREA PROVIDED. EXCLUDES DRAINAGE EASEMENT AREA OF 0.93 AC.
- THERE ARE NO EXISTING OR PLANNED NON-SINGLE-FAMILY STRUCTURES ON THE SITE.

- APPROXIMATE LOCATIONS OF EXISTING TREE CLUSTERS ARE SHOWN ON THE PLAN.
- TWO DRIVE ENTRANCES ARE PLANNED FOR THIS SITE AS SHOWN. ENTRANCE APRONS AND DRIVES WILL BE CONCRETE AND ASPHALT.
- UNITS WILL HAVE ONE GARAGE SPACE PLUS ONE ADDITIONAL PARKING SPACE IN DRIVEWAY. VISITOR PARKING WOULD BE ACCOMMODATED AS ON STREET PARKING OR IN THE CENTRALLY LOCATED PARALLEL PARKING AREA.
- PROPOSED USE OF THIS SITE IS "RESIDENTIAL/TOWNHOME".
- SIGNAGE SHALL BE LOCATED AT BOTH ENTRANCES WITH LANDSCAPING.
- PD AREA REGULATIONS: MINIMUM LOT SIZE SHALL BE 17' WIDE & 93' LONG WITH 1,500 SQ.FT. AREA MINIMUM; AND AREA OF BUILDING FOOTPRINTS SHALL BE 4,123 SQ.FT. FOR 4-UNIT BUILDINGS & 5,868 SQ.FT. FOR 6-UNIT BUILDINGS. ALL UNITS ARE 2 BEDROOM.
- LANDSCAPE IRRIGATION WILL BE PROVIDED FOR ALL COMMON AREAS, ALL FRONT YARDS, AND AT ENTRANCE LANDSCAPE AREAS.
- PROJECT WILL BE CONSTRUCTED ENTIRELY IN ONE PHASE.



LOT 1
2.63 Ac
(THIS TRACT TO REMAIN B-2 ZONING)

LOT TABLE					
LOT #	Area (SF)	LOT #	Area (SF)	LOT #	Area (SF)
2	5002.42	22	1584.88	42	2527.26
3	1608.04	23	4789.11	43	2504.38
4	1588.18	24	7368.61	44	2503.59
5	1588.18	25	2436.96	45	5427.62
6	1608.04	26	2436.96	46	5735.73
7	3936.07	27	2436.96	47	2810.25
8	3716.30	28	2436.96	48	2850.69
9	1588.18	29	5186.73	49	2865.97
10	1588.14	30	5186.90	50	2856.43
11	3781.55	31	2446.08	51	7901.62
12	3255.80	32	2476.28		GREEN SPACE 2295.61
13	1651.72	33	2529.19		R.O.W. 33357.10
14	1705.70	34	2605.82		
15	1730.51	35	7910.78		
16	1726.89	36	9256.03		
17	4177.70	37	3584.22		
18	3373.19	38	3419.56		
19	1584.88	39	8452.96		
20	1584.88	40	7389.19		
21	1584.88	41	2572.64		

SITE PLAN LEGEND

- PROPOSED STREET LIGHT
- CREPE MYRTLE
- LIVEOAK TREE
- SITE BOUNDARY
- BUILDING SETBACK
- PROPOSED LOT LINES
- STREET RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- EXISTING PAVING
- PROPOSED CURB & GUTTER AND SIDEWALK
- PROPOSED PAVING

3485 CURRY LANE
AUBURN, TX 76606
325-695-1070

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

1014 BROADWAY STREET
LUBBOCK, TX 79401
806-368-6375



KEEWAYDIN DEVELOPMENTS, LLC.
TARLETON CROSSING
DEVELOPMENT PLAN

DATE	SCALE	1" = 40'
NO.	REVISION	
PROJECT #	21212	
DESIGNED	R.M.	
DRAWN	R.M.	
CHECKED	T.F.	
SHEET	1	
SEQ.		

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.