

BUILDING KEY



SITE DATA

SITE ACRES	3.92
SITE UNITS	94
SITE DENSITY	24.0

3-STORY RESIDENTIAL BUILDINGS
2-STORY CLUBHOUSE 7,000 S.F.

(1) 3-STORY BLDG A -70 UNITS 28,800 NET S.F.
(1) 3-STORY BLDG B -24 UNITS 9,250 NET S.F.

PARKING TABULATION

PARKING REQUIRED	
TOTAL PARKING	1.75(94) 165
H.C. PARKING	4
CLUB	13
TOTAL REQUIRED	165

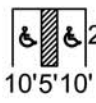
PARKING PROVIDED
UNCOVERED SPACES 165

TOTAL PARKING PROVIDED 165
PARKING RATIO 1.75

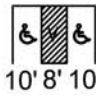
SIDEWALKS 5'-0" WIDE
TYPICAL PARKING SPACE



HANDICAP AISLE SPACE



VAN HANDICAP AISLE SPACE



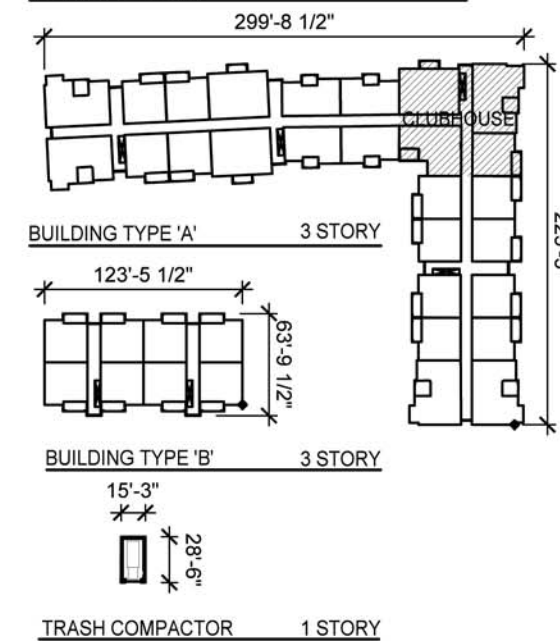
SITE NOTES

- CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
- SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.
- CONTRACTOR TO INSTALL ALL SIGNAGE.
- REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.
- REFER TO LANDSCAPE FOR FENCE AND GATE DETAILS.
- * ASTERISK DENOTES FIRE SPRINKLER RISER ROOM.
- PREMISES SHALL BE IDENTIFIED BY NUMBERS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH AND A MINIMUM OF 0.5 INCHES WIDE AND OF CONTRASTING COLOR TO THE BACKGROUND ITSELF.

LEGEND

PROPERTY LINE	---
EASEMENTS/SETBACKS	---
FIRE LANE	---
ADA ACCESSIBLE ROUTE
TARGET MARK	+
HANDICAP PARKING	♿
HANDICAP VAN PARKING	V
HANDICAP UNIT DESIGNATION	♿
TRAFFIC DIRECTIONAL ARROWS	→
A/C CONDENSING UNIT	■
FIRE SPRINKLER RISER ROOM	*

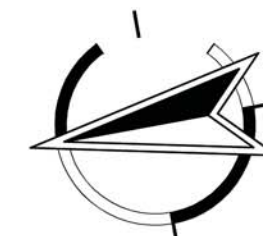
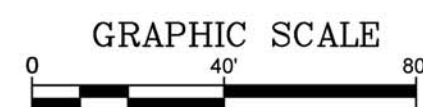
BUILDING LEGEND



PROPOSED REZONING AGRICULTURAL TO MULTI-FAMILY. COMBINED SITE ADDRESS ARE UNDER SAME OWNERSHIP.

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2250 SACHSE ROAD
WYLIE, TEXAS 75098
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469-371-6247:

- 425 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 1)
- 419 N. BALLAD AVENUE POSTED ON SITE (TRACT 1)
- 417 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 2)



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SITE & ADDRESS PLAN
SCALE: 1" = 40'

12/10/2020

Cross
architects

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NORTH BALLARD STATION
WYLIE, TEXAS

DATE:

12/10/2020

PROJECT NUMBER:

20074

REVISIONS

NO

DATE

DRAWINGS ISSUED FOR:

XXXXXX

SHEET NUMBER

EXHIBIT B

SITE PLAN

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