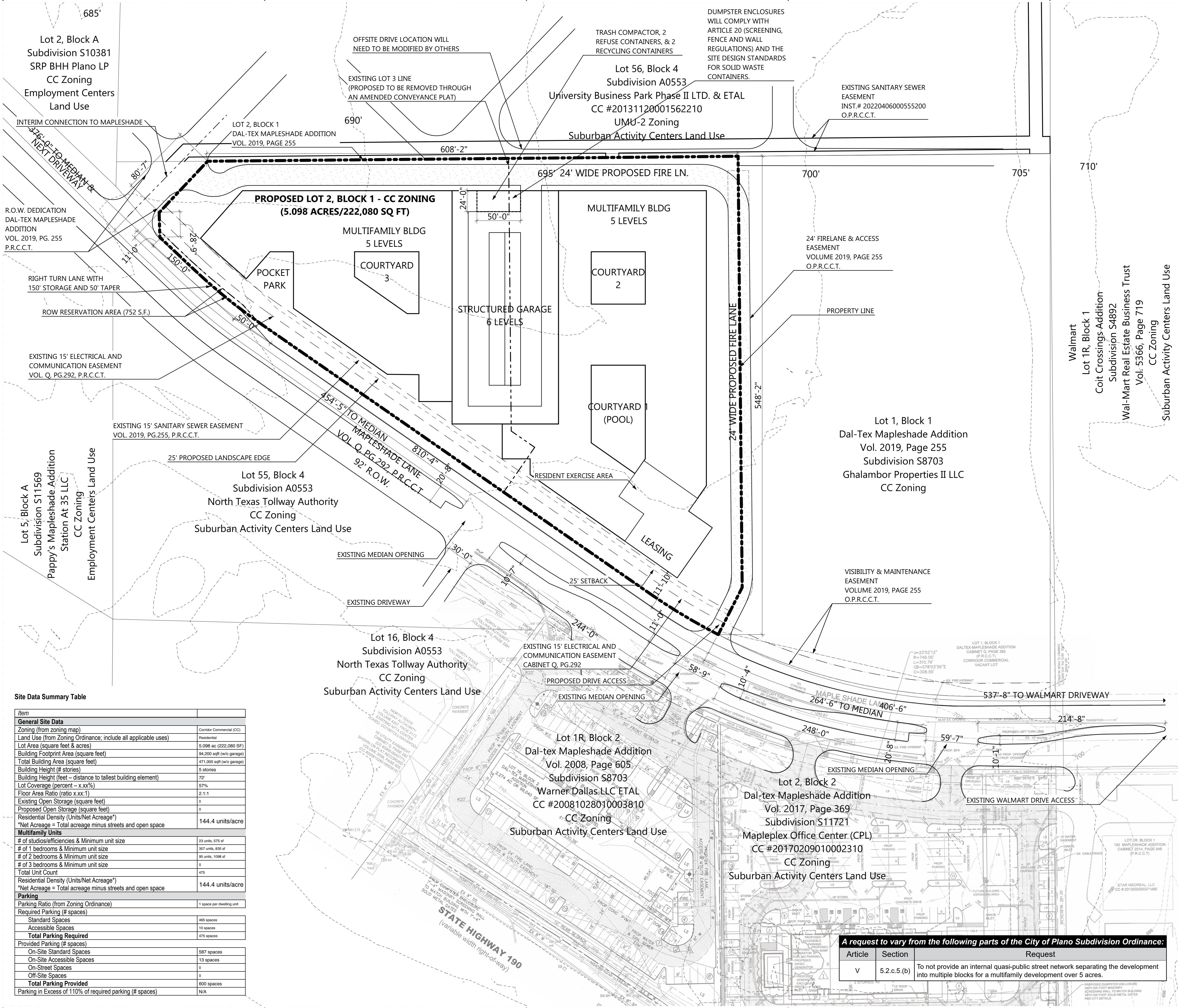
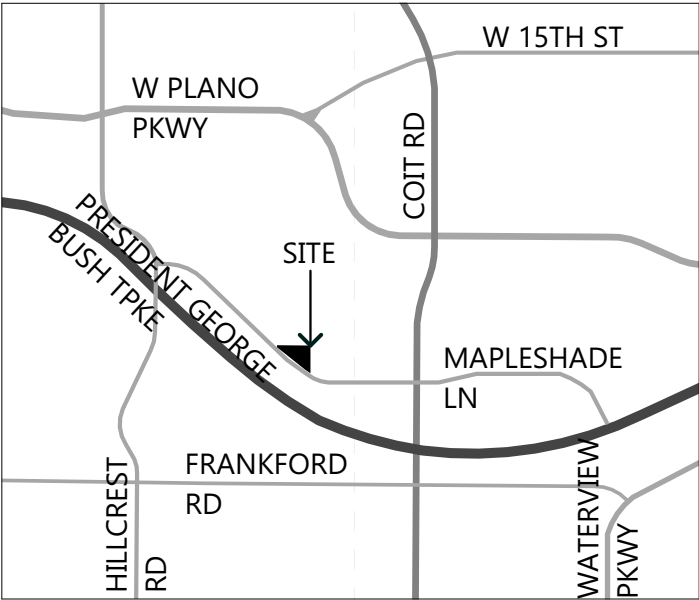




Site Data Summary Table

Item	
General Site Data	
Zoning (from zoning map)	Corridor Commercial (CC)
Land Use (from Zoning Ordinance; include all applicable uses)	Residential
Lot Area (square feet & acres)	5,098 ac (222,080 SF)
Building Footprint Area (square feet)	94,200 sqft (two garage)
Total Building Area (square feet)	471,000 sqft (two garage)
Building Height (# stories)	5 stories
Building Height (feet – distance to tallest building element)	72'
Lot Coverage (percent – x.xx%)	57%
Floor Area Ratio (ratio x.xx:1)	2.1:1
Existing Open Storage (square feet)	0
Proposed Open Storage (square feet)	0
Residential Density (Units/Net Acreage*)	144.4 units/acre
*Net Acreage = Total acreage minus streets and open space	
Multifamily Units	
# of studios/efficiencies & Minimum unit size	23 units, 575 sf
# of 1 bedrooms & Minimum unit size	387 units, 830 sf
# of 2 bedrooms & Minimum unit size	95 units, 1098 sf
# of 3 bedrooms & Minimum unit size	0
Total Unit Count	475
Residential Density (Units/Net Acreage*)	144.4 units/acre
*Net Acreage = Total acreage minus streets and open space	
Parking	
Parking Ratio (from Zoning Ordinance)	1 space per dwelling unit
Required Parking (# spaces)	
Standard Spaces	466 spaces
Accessible Spaces	10 spaces
Total Parking Required	475 spaces
Provided Parking (# spaces)	
On-Site Standard Spaces	587 spaces
On-Site Accessible Spaces	13 spaces
On-Street Spaces	0
Off-Site Spaces	0
Total Parking Provided	600 spaces
Parking in Excess of 110% of required parking (# spaces)	N/A



VICINITY MAP

NTS "Not to Scale"



0' 50' 150'
GRAPHIC SCALE
1"=50'

Owner

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Architect

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Concept Plan (CP2026-003)
06/01/2026

DAL-TEX MAPLESHADE ADDITION

PROPOSED LOT 2, BLOCK 1
MARTHA MCBRIDE SURVEY
ABSTRACT NO. 553
PREPARED IN 09/24/2025

5.098 ACRES / 222,080 SF
PLANO, COLLIN COUNTY, TEXAS

A request to vary from the following parts of the City of Plano Subdivision Ordinance:

Article	Section	Request
V	5.2.c.5.(b)	To not provide an internal quasi-public street network separating the development into multiple blocks for a multifamily development over 5 acres.