



## DEVELOPMENT DATA SUMMARY

ZONING - MF-2 - 2.02 ACRES  
 DENSITY ALLOWED - 32 UNITS PER ACRE  
 DENSITY PROVIDED - 27 UNITS PER ACRE  
 MAXIMUM HEIGHT ALLOWED - 50'  
 HEIGHT PROVIDED - 36'  
 DWELLING UNIT AREAS:  
 EFFICIENCY - 500 S.F. MIN. PROVIDED - 568 S.F.  
 1 BEDROOM - 650 S.F. MIN. PROVIDED - 693 S.F.  
 2 BEDROOM - 800 S.F. MIN. PROVIDED - 891 S.F.  
 UNIT COUNT:  
 EFFICIENCY - 21 UNITS X 568 S.F. = 11,928 S.F.  
 1 BEDROOM - 9 UNITS X 693 S.F. = 5,850 S.F.  
 2 BEDROOM - 24 UNITS X 891 S.F. = 21,894 S.F.  
**TOTALS 54 UNITS 39,672 S.F.**

PARKING: REQUIRED - 1 PER EFF. UNIT = 21  
 1.5 PER 1 BDRM = 14  
 2 PER 2 BDRM = 48

**TOTAL REQUIRED PARKING - 83 PARKING SPACES**  
 22 OPEN SPACES  
 6 HANDICAP SPACES  
 48 COVERED SPACES

**TOTAL PROVIDED PARKING - 64 PARKING SPACES**  
 EV CHARGING STATIONS - 2  
 TYPICAL PARKING SPACE - 9' X 18'  
 CLUBHOUSE - 2,500 SF. REQUIRED  
 PROVIDED - 2,500 S.F.  
 LEISURE AREA REQUIRED - 1,000 S.F.  
 SWIMMING POOL - 800 S.F. REQUIRED  
 PROVIDED - 800 S.F.  
 PICKLE BALL COURT & LEISURE AREA - 4,200 S.F.  
**TOTAL PROVIDED LEISURE AREA - 5,000 S.F.**

TYPICAL DRIVEWAYS - 24'  
 TYPICAL CORNERS INSIDE RADIUS - 20'

# 709 I-30 Multifamily Concept

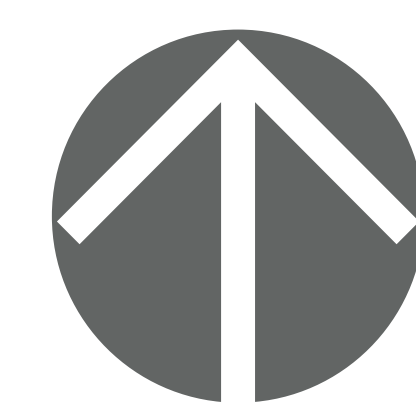
709 - 717 EAST I-30  
Garland, Texas

East HWY 30 LLC

Document Date:  
December 18, 2024

Document Phase:  
Design Development

rev.	date	remark
1	xx/xx/xxxx	plan revision X



**SITE PLAN**

NORTH

**CONCEPT SITE PLAN**

**A0.1**