

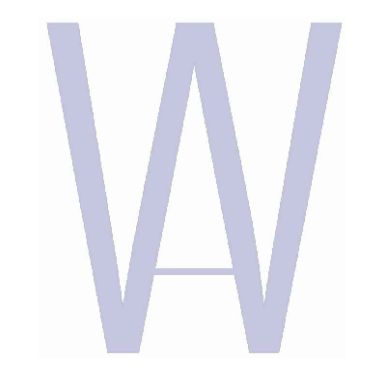
**USE ALLOCATION CHART**

<b>RETAIL</b>	2.86 ACRES
	21,500 SF
	72 PARKING SPACES
	1:300 PARKING RATIO
<b>TOWNHOMES</b>	26.81 ACRES
	327 UNITS (INCLUDE TWO CAR GARAGE)
	327/26.81= 12.2 UNIT/ACRE
	131 VISITOR PARKINGS
<b>COMMERCIAL PAD (HOUSE)</b>	1.18 ACRE
TW ELAM TOWNHOMES LLC INT 201900115628 O.P.R.D.C.T.	

FAVORITE VENTURE INC  
INT 201900162745  
O.P.R.D.C.T.

FRIENDSHIP CABLE LTD  
VOL 84194, PG 3254  
D.R.D.C.T.

HOUSE BLDG  
1.18 ACRE  
COMMERCIAL PAD



WARD ARCHITECTURE PLLC  
5004 THOMPSON TERRACE SUITE 107  
COLLEYVILLE, TEXAS 76034

ISSUED FOR INTERIM REVIEW  
THIS DOCUMENT IS NOT TO  
BE USED FOR CONSTRUCTION,  
BIDDING OR PERMIT PURPOSES.  
GERALD A. WARD, AIA  
DATE: 10-04-2022

10/04/2022

**THE PRESERVE TOWNHOMES &  
THE SHOPS AT THE PRESERVE**  
ELAM AND PIONEER ROAD  
BALCH SPRINGS, TX

Drawn By: MV  
Checked By: GAW  
Project No: 21-33  
Issue Date: 10-04-2022

Revisions		
No.	Date	Description

Sheet Title: **OVERALL SITE PLAN**  
**A100**  
Sheet Number



**01** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 60'-0"

