



SCALE 1" = 40'-0"

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

| SITE CALCULATIONS       |    |            |     |
|-------------------------|----|------------|-----|
|                         | NA | PROVIDED   |     |
| TOTAL UNITS (+/-)       | NA | 335        |     |
| 1 BEDROOM               | NA | 168        | 50% |
| 2 BEDROOM               | NA | 167        | 50% |
| AVERAGE UNIT SIZE       | NA | 995        |     |
| GROSS ACREAGE           | NA | 5.22       |     |
| GROSS DENSITY           | NA | 64.2 DU/AC |     |
| NET ACREAGE             | NA | 5.17       |     |
| NET DENSITY             | NA | 64.8 DU/AC |     |
| HEIGHT (STORIES / FEET) | NA | 5          | 50  |

The average unit size is 995SF as per the client. The residential buildings shown are 70' modules. A 15% core factor has been subtracted from the buildings excluding the corridors, as well as area for the lease office and clubhouse. This core factor allows for elevators, stairwells and undulations in the buildings.

| PARKING CALCULATIONS |       |        |                 |  |
|----------------------|-------|--------|-----------------|--|
| PARKING REQUIRED     |       |        |                 |  |
| CATEGORY             | UNITS | SPACES | SPACES/UNIT     |  |
| 1 BEDROOM            | 168   | 224    | 1.33            |  |
| 2 BEDROOM            | 167   | 278    | 1.66            |  |
| TOTAL REQUIRED       |       | 502    | 1.5 SPACES/UNIT |  |
|                      |       |        | 1 SPACES/BED    |  |

| PARKING PROVIDED |            |          |                 |                  |
|------------------|------------|----------|-----------------|------------------|
| CATEGORY         | SPACES     |          | TOTALS          | RATIO            |
|                  | ACCESSIBLE | STANDARD |                 |                  |
| GARAGE           | 0          | 550      | 550             |                  |
| SURFACE          | 0          | 23       | 23              |                  |
| LEASE            | 0          | 15       | 15              |                  |
| TOTAL PROVIDED   |            | 588      | 588             | 1.76 SPACES/UNIT |
|                  |            |          | 1.17 SPACES/BED |                  |

NOTES:

- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
- BUILDING FOOTPRINTS ARE 70' MODULES. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
- THE BOUNDARY WAS TAKEN FROM THE LOCAL ONLINE GIS DATABASE.
- A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
- A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
- GRADING IS FOR DESIGN INTENT ONLY. ACTUAL GRADING WILL NEED TO BE PERFORMED BY THE PROJECT ENGINEER.
- THE PROPOSED RESIDENTIAL BUILDING IS 5-STORY, WITH A 6-LEVEL GARAGE.

ASSUMPTIONS:

- THE SWM FACILITY IS ASSUMED TO BE LOCATED UNDERNEATH THE GARAGE. THE LOCATION AND SIZE OF THE STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE. THE FINAL LOCATION AND SIZE WILL NEED TO BE DETERMINED BY THE PROJECT ENGINEER.
- THIS SITE IS LOCATED IN HOUSTON, TEXAS.
- THIS PROJECT IS SUBJECT TO THE INTERNATIONAL BUILDING CODE AND FIRE CODE.
- THIS PLAN ASSUMES THAT THE BUILDINGS AND GARAGE HAVE SPRINKLER SYSTEMS, ALLOWING A MAX FIRE HOSE LAY OF 300 LF.
- THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION IS REQUIRED ALONG THE FRONTAGE THAN SHOWN.
- NO TREE SURVEY HAS BEEN PERFORMED ON THIS SITE. THIS PLAN ASSUMES REMOVAL OF EXISTING TREES WILL BE PERMITTED TO ALLOW DEVELOPMENT AS SHOWN.
- THIS PLAN ASSUMES THE FIRE LANE CUT-THROUGH WILL BE PERMITTED AS SHOWN.
- THE PROXIMITY OF THE PROPOSED BUILDING TO THE EAST PROPERTY STRUCTURES IS ASSUMED TO BE PERMITTED AS SHOWN.
- THE C.O.D. STANDARD PARKING DIMENSIONS ARE 9'X19' WITH A 24' AISLE. THIS PLAN ASSUMES 9'X18' SPACES ARE ADEQUATE DUE TO THE PROVIDED 28' AISLES. THE SURFACE DRIVE AISLES ARE REQUIRED TO BE 28' AS PER THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS (ARTICLE III.6.42-231).
- THIS PLAN ASSUMES HOUSTON HAS ADOPTED THE IFC APPENDIX D105.3 PROXIMITY TO BUILDING, WHICH STATES: "AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL."



LEE  
AND ASSOCIATES

1405 W KOENIG LANE  
AUSTIN, TX 78756  
(512) 345-8477  
www.leeandassociates.net

the  
NRP  
group

DATE 6/29/2022

PROJ. NO. 3107

FILE NAME 3107 BASE 2

124 CROSSTIMBERS  
HOUSTON, TEXAS  
CONCEPTUAL SITE PLAN

THIS DRAWING IS  
NOT FOR  
REGULATORY  
APPROVAL, OR  
CONSTRUCTION

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