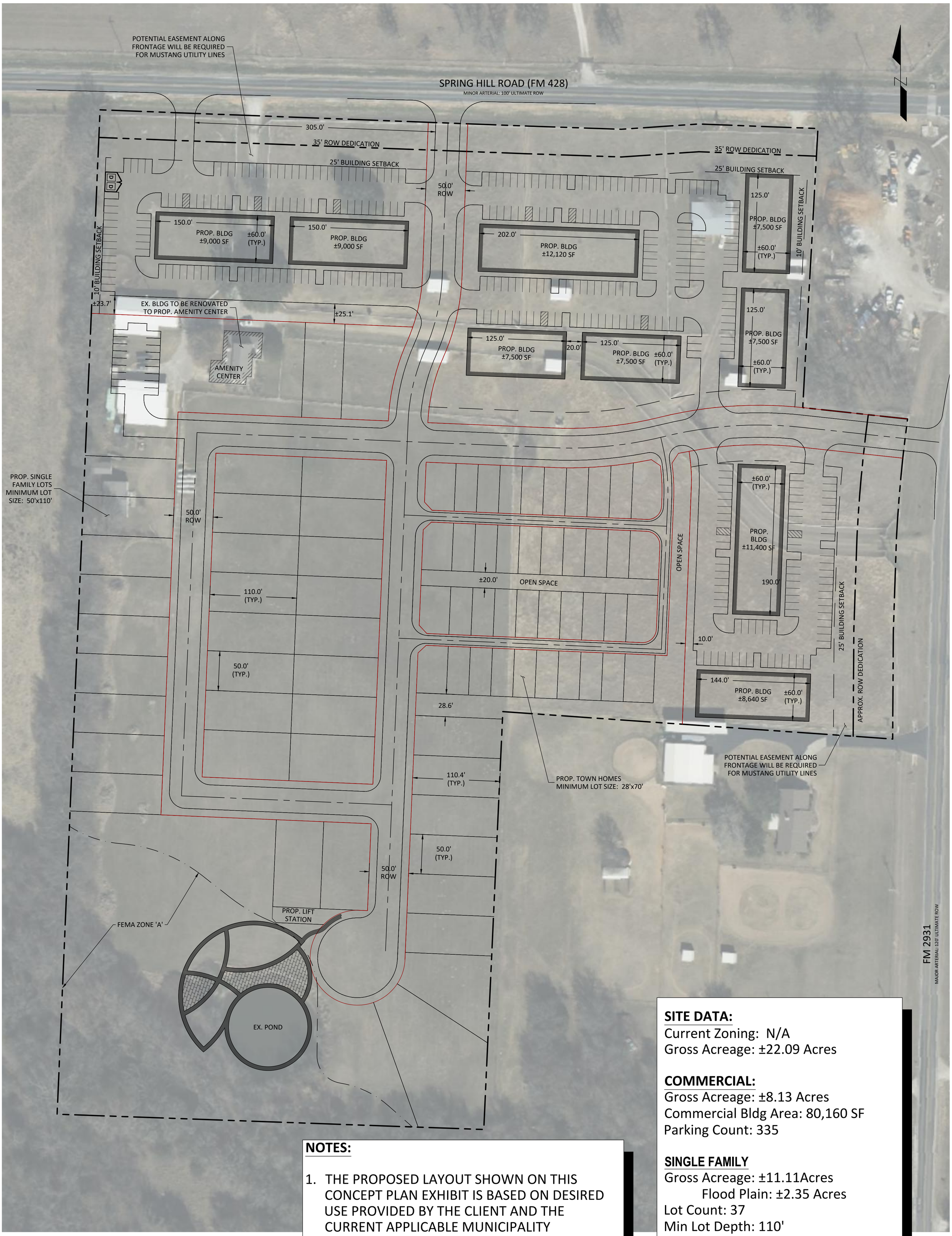

SITE DATA:
Current Zoning: N/A
Gross Acreage: ±22.09 Acres

COMMERCIAL:
Gross Acreage: ±8.13 Acres
Commercial Bldg Area: 80,160 SF
Parking Count: 335

SINGLE FAMILY
Gross Acreage: ±11.11Acres
Flood Plain: ±2.35 Acres
Lot Count: 37
Min Lot Depth: 110'
Min Lot Width: 50'
Min Lot Area: 5,500 SF

TOWN HOME:
Acreage: ±2.85 Acres
Lot Count: 40
Min Lot Depth: 70'
Min Lot Width: 28'
Min Lot Area: 1,960 SF

NOTES:

1. THE PROPOSED LAYOUT SHOWN ON THIS CONCEPT PLAN EXHIBIT IS BASED ON DESIRED USE PROVIDED BY THE CLIENT AND THE CURRENT APPLICABLE MUNICIPALITY STANDARDS. CONCEPT PLAN IS NOT INTENDED FOR BIDDING OR CONSTRUCTION AND IS SUBJECT TO CHANGE.

2. THE CONCEPT PLAN ASSUMES NO DETENTION SYSTEM WILL BE REQUIRED. A DOWNSTREAM ASSESSMENT WILL BE REQUIRED TO CONFIRM ASSUMPTION.

Concept Plan 1.5

BEAR LAND COMPANY

4.2.2024

Scale 1":60'

Project Description:
Aubrey, TX