

PRE-CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR	INITIALS
A	04.30.25	ZONING SUBMITTAL	JS
B	05.16.25	ZONING SUBMITTAL	JS
C			
D			
E			

CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR	INITIALS
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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Project Title:
THE HARCOURT
CARROLLTON TEXAS

SENIOR PROJECT MGR: JS
PROJECT MANAGER:
DRAWN BY:
TEAM:
Project # **23405**
Drawing No. **A001**
SITE PLAN
04.30.2025

PARKING DATA

DEVELOPMENT	RATIO	REQUIRED	PROVIDED
763 UNITS	1.5 PER UNIT	1,145 SPACES	1,300 SPACES
GAS STATION	1 PER 300 SF	16 SPACES	23 SPACES
RETAIL	1 PER 300 SF	43 SPACES	115 SPACES
DRIVE-THRU	1 PER 175 SF	15 SPACES	34 SPACES
TOTALS		1,219 SPACES	1,472 SPACES

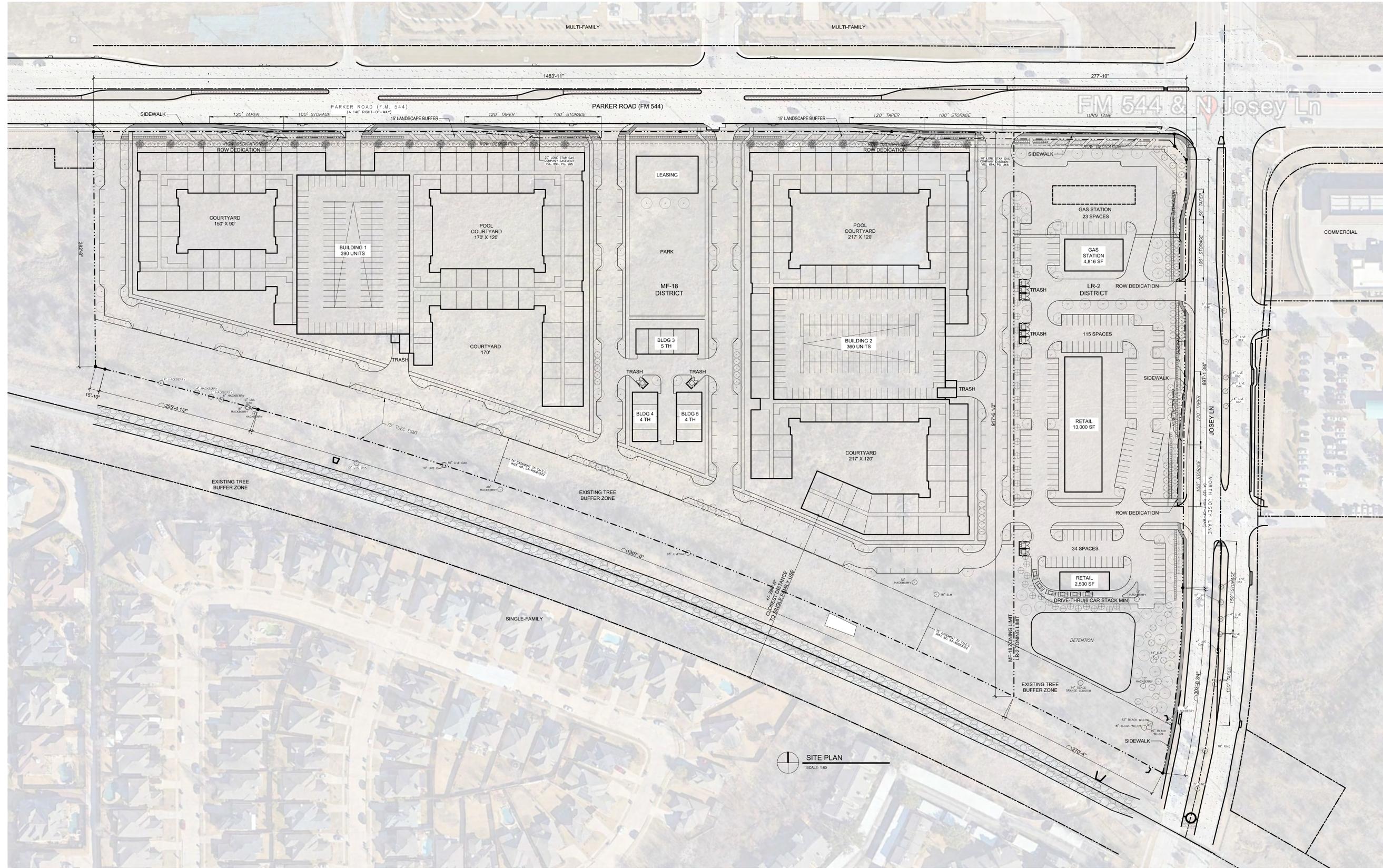
SITE DATA

SITE LOCATION		SITE AREA	
CARROLLTON, TX		MF-18 DISTRICT	21.085 ACRES
		LR-2 DISTRICT	0.117 ACRES
		TOTAL	27.202 ACRES

RESIDENTIAL		BUILDING HEIGHTS	
4 STORY WRAP BUILDING 1	390 UNITS	BUILDING 1 AND 2	4 STORIES / 60 FT
BUILDING 2	360 UNITS	BUILDING 3, 4, AND 5	3 STORIES / 40 FT
3 STORY TOWNHOME BUILDING 3 TO 5	13 UNITS	GAS STATION	1 STORIES / 25 FT
		STAND ALONE RETAIL	1 STORIES / 20 FT
		DRIVE-THRU RETAIL	1 STORIES / 20 FT
TOTAL	763 UNITS		

DENSITY		RESIDENTIAL AMENITIES	
763 UNITS / 21.085 ACRES	36.19 UIAC	BUILDING 1 AND 2	POOL W/ SEATING AREAS
PROPOSED MAX DENSITY	38.00 UIAC		OPEN SPACE W/ TREES
			GRILLING AREAS
			LOBBY / MAIL ROOM
			CLUB ROOM
			FITNESS

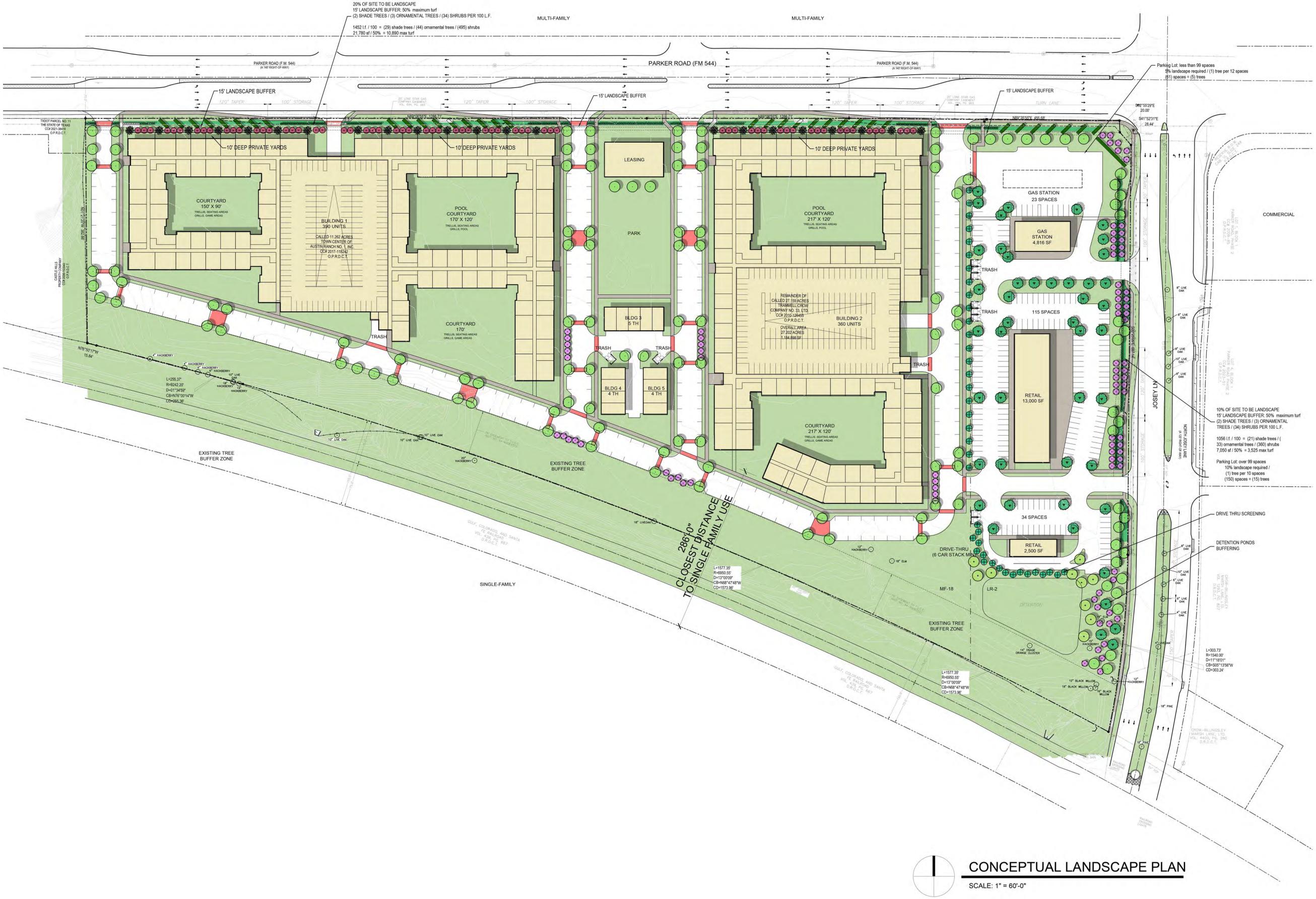
COMMERCIAL		PARK	
GAS STATION	4,816 S.F.		OPEN SPACE W/ TREES
STAND ALONE RETAIL	13,000 S.F.		DOG PARK
DRIVE-THRU RETAIL	2,500 S.F.		
TOTAL	20,316 S.F.		



SITE PLAN
SCALE: 1/80

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CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 60'-0"

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Project Title:
THE HARDCOURT
CARROLLTON
TEXAS

SENIOR PROJECT MGR: BDA
PROJECT MANAGER: BDA
DRAWN BY: BDA
TEAM:
Project # 23405
Drawing No.

CLP
PLZ2025-030

















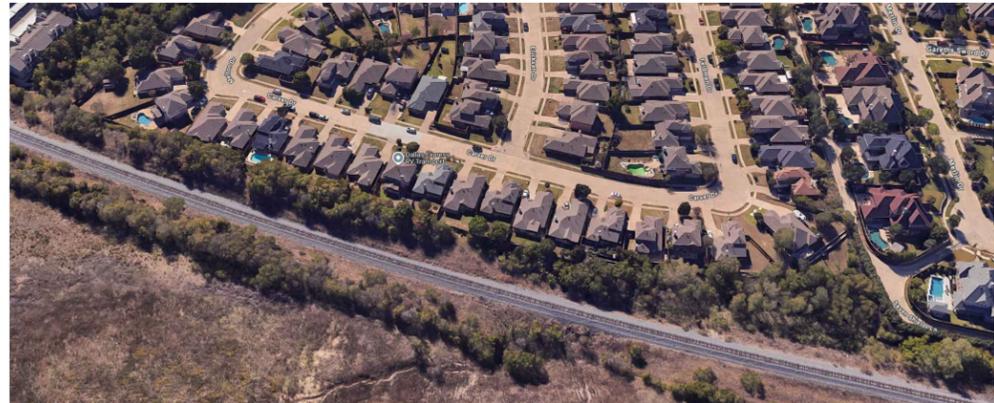








VIEW FROM JOSEY LANE TOWARDS SINGLE FAMILY



VIEW OF TREE BUFFER ZONE ALONG SINGLE FAMILY



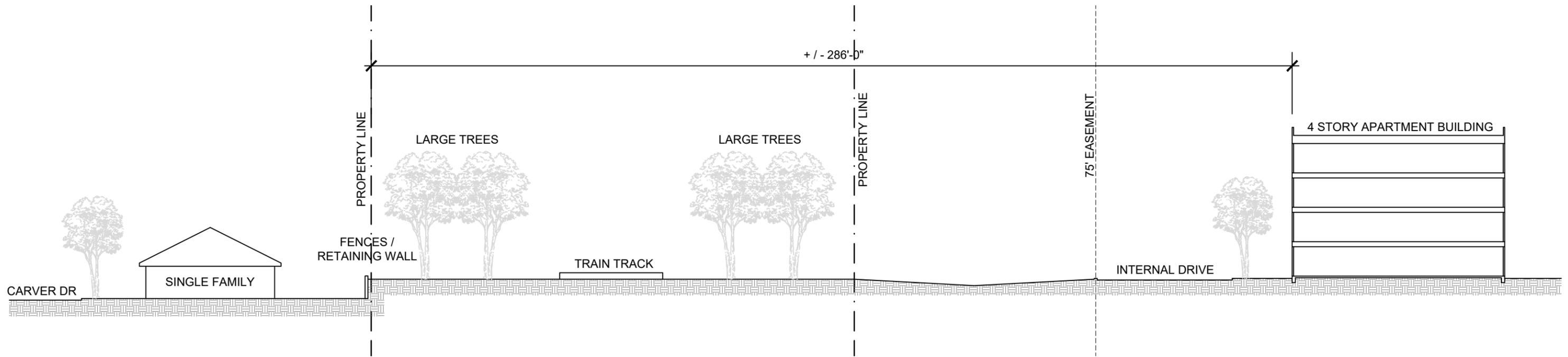
VIEW FROM SEVEN SHIELDS LANE



VIEW FROM CARVER DRIVE



VIEW FROM CARVER DRIVE



SITE SECTION NEXT TO SINGLE FAMILY

SCALE: 1 TO 30