


Aerial Map




Location: 1410 Wooded Lake Drive

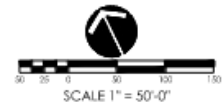
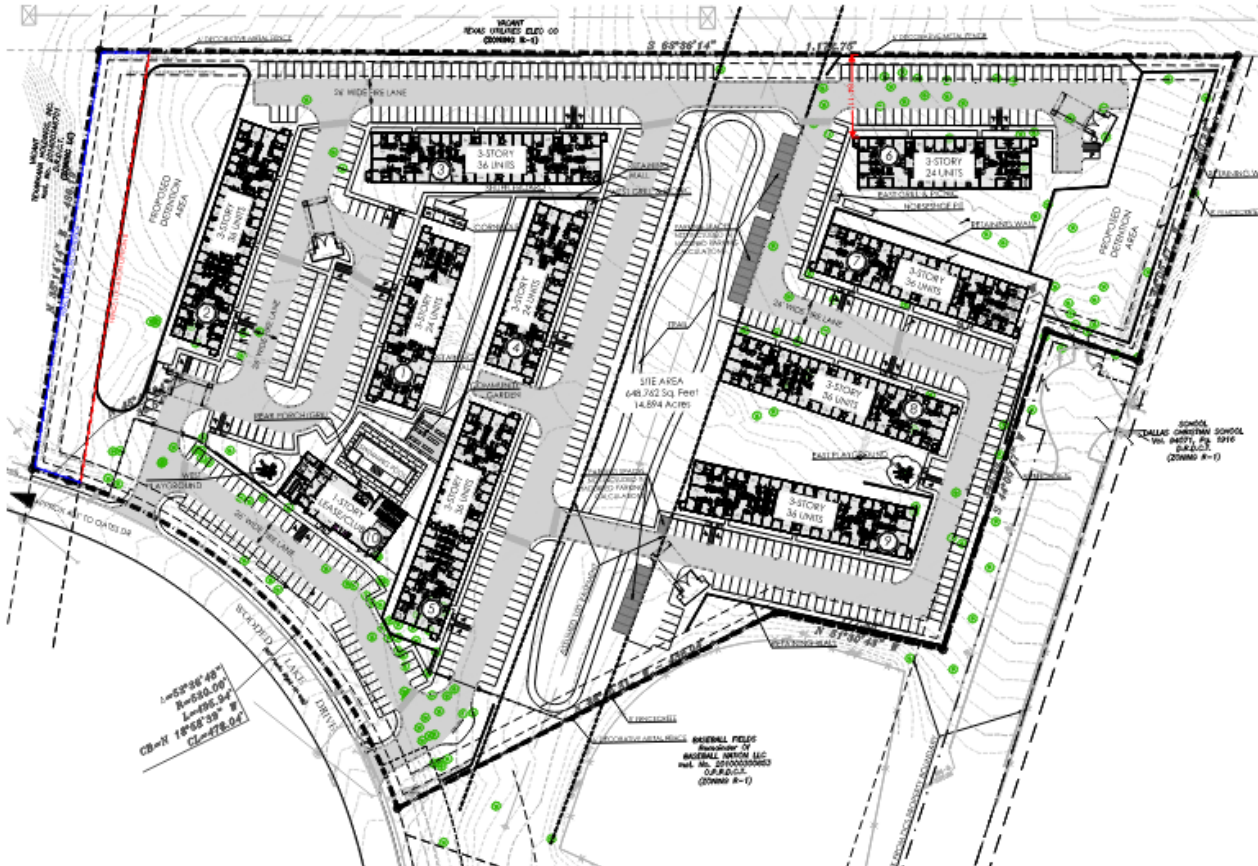
Legend

 Subject Property

0 62.5 125 250 375 500 Feet



CONCEPT PLAN



1405 W KOENIG LN
AUSTIN, TX 78756
ore@ore.com
830.302.0969

THIS DRAWING IS NOT FOR PERMITTING, REGULATORY APPROVAL, OR CONSTRUCTION.



WOODED LAKE APARTMENTS
MESQUITE, TEXAS

DATE
2/2/2024

FILE NAME: 3399 BASE 10
PROJ: 3399
ADDRESS
1410 WOODDED LAKE DRIVE
COUNTY
DALLAS
SUBDIVISION
DALLAS CHRISTIAN SCHOOL BLOCK A LOT 3

CONCEPT PLAN

CITY OF MESQUITE, TX SITE DATA SUMMARY - GENERAL SITE DATA

PROPOSED USE	MULTI-FAMILY
PROPOSED TOTAL UNIT COUNT	208
EXISTING ZONING	R-1
PROPOSED BASE ZONING	PURSUANT TO DEVELOPMENT, MULTIFAMILY A-3
MINIMUM SITE AREA (ACRES) (S)	31.081 ACRES (144,742 SF)
TOTAL LOT COVERAGE (SQUARE FEET)	135,237
PROPOSED MAX BUILDING HEIGHT (FT) (1 STORY)	42' (3 STORIES)
MINIMUM RISE (R) (RADIANT AREA (SQUARE FEET))	64,674 (AREA OF GROSS LOT AREA)
PROPOSED LANDSCAPE AND OUTDOOR PAINT	64,674
REQUIRED OPEN SPACE (SQUARE FEET)	208 UNITS * 600 SQ FT = 125,200
PROPOSED OPEN SPACE (SQUARE FEET)	162,800 (50% OF GROSS SITE AREA)
MAX DENSITY PERMITTED UNITS PER ACRE	25.0
PROPOSED DENSITY (UNITS PER ACRE)	7.9

PARKING CALCULATIONS

CATEGORY	REQUIRED	NEEDED (REQUIRED)	PROVIDED
SURFACE	551	523	559
SURFACE IN	24	24	24
SURFACE IN USE	4	4	4
TOTAL PARKING	579 (2.46 UNITS)	551 (2.65 UNITS)	587 (2.75 UNITS)

UNIT TABULATION

UNITS	AREA	NO.	%
1	804,692	53	26%
2	850,960	128	62%
3	1,075,130	127	62%
4	1,250,182	24	12%
Total		208	100%

AMENITY REQUIREMENTS PER PD-REG-10

AMENITY	GROUP A	GROUP B
50+ UNITS SHALL PROVIDE A MINIMUM OF 2 ITEMS FOR GROUP A AND 2 FOR GROUP B.	2	2
1 GROUP A AND 1 GROUP B AMENITY PER ADDITIONAL 75 UNITS (MIN. REMAINING UNITS/75)	4	4
TOTAL AMENITIES REQUIRED	6	6
TOTAL AMENITIES PROVIDED	6	6

NOTES:

- THIS PROPOSED APPROVALS SHOWS OR IS BASED ON RECORDS WHICH HAVE BEEN REVIEWED AND FOUND TO BE ACCURATE AND DETERMINED AT THE TIME OF PLAC.
- ALL CONCEPT DEVELOPMENT REQUIREMENTS OF THIS CITY AS AMENDED SHALL BE MET AND APPROVED CONFORMANCE WITH THE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

THIS CONCEPT PLAN IS FOR INFORMATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND THE COUNTY OF TARRANT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND THE COUNTY OF TARRANT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND THE COUNTY OF TARRANT.

PROJECT CONTACT INFORMATION:

Project Name: LAC
Project Area: Mesquite Area
Project Number: 1987
Date: 02/02/2024

Project:
1410 WOODDED LAKE DRIVE
24 WOODDED LAKE DRIVE
24 WOODDED LAKE DRIVE
24 WOODDED LAKE DRIVE

Notes:
2024 WOODDED LAKE DRIVE
12 WOODDED LAKE DRIVE
12 WOODDED LAKE DRIVE
12 WOODDED LAKE DRIVE
12 WOODDED LAKE DRIVE