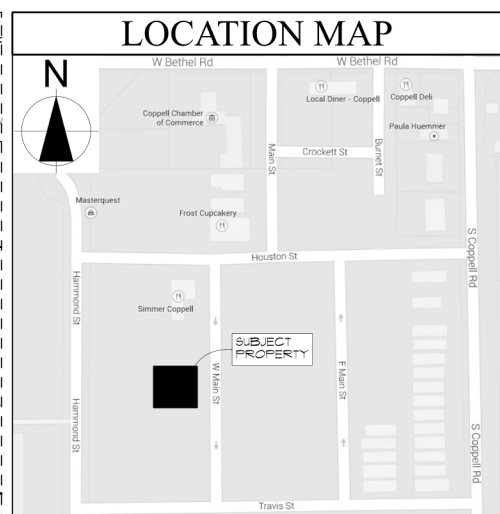


Old Town Shared Parking Tabulation				PROVIDED ON-STREET SHARED	TOTAL PROVIDED	
TYPE	AREA	FACTOR	REQUIRED	PROVIDED ON-SITE		
RESIDENTIAL						96
TOWNHOUSE PH1 - IV 1/2 George Unit	96 UNITS	2.5	240	212	22	234
RETAIL R3 APARTMENT	1	2.5	3	4		4
RETAIL						n
RETAIL R1 (Tangerine Salon)	5039	200	25	2	13	15
RETAIL R3	2172	120	13	8	5	13
RETAIL R4	4750	200	24	13	9	22
COTTAGE 11 (former Frost Cupcakery)	3826	200	19	2	3	5
COTTAGE 13 (Remainder Retail)	964	200	5			
SERVICE 14	2288	200	11	6	7	13
OFFICE SERVICE						25301
COTTAGE 05	1430	300	5	2	0	2
COTTAGE 06	1857	300	6	2	0	2
COTTAGE 09	1565	300	5	3	4	7
COTTAGE 10	1606	300	5	2	4	6
COTTAGE 12	2848	300	9	2	5	7
COTTAGE 14 (Pence Office)	1448	300	5	2	3	5
RETAIL R2	3000	300	10	9	14	5
SERVICE 12	5331	300	18	7	6	13
RETAIL R5	3974	300	13	4	8	12
GEORGE - OFFICE	2042	300	7	2	5	7
RESTAURANT						22786
LOCAL ORDER	3574	100	36	35	11	46
GEORGE	3186	100	32	0	10	10
TWISTED	8026	100	80	0	13	13
RESTAURANT F2	8000	100	80	0	9	9
MEDICAL						2144
COTTAGE 13	2144	125	12	3	6	9
EXCLUDED FROM PARKING REQUIREMENTS						
THEATER						
HALL	445 SEATS	1:3	149	90	53	143
BLACK BOX	175 SEATS	1:3	59			
MULTI-PURPOSE EVENT	1960		20			
SHARED ON-STREET					404	404
TOTAL ALL			892	407	608	1015
TOTAL RESIDENTIAL ONLY			240	212	70	282
TOTAL COMMERCIAL ONLY			650	196	537	733

PD CONDITIONS:

1. THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL HAVE THE AUTHORITY TO ADMINISTRATIVELY APPROVE THE PROPOSED SIGNAGE FOR THIS DEVELOPMENT IN ACCORDANCE WITH PLANNED DEVELOPMENT REGULATIONS FOR PD-250R-H AND THE HISTORIC DISTRICT.

2. THE SECOND FLOOR RESIDENCE SHALL BE DEVELOPED IN ACCORDANCE WITH LOCAL ORDINANCE AND BUILDING CODES; AMD SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.



SITE DATA TABLE
LOT-3R BLK-D
755 WEST MAIN ST.

EXISTING ZONING - PD-250R8-H

PROPOSED ZONING - PD-250R25-H

**PROPOSED USE - MIXED USE: RETAIL
RESIDENTIAL**

AREA OF PROPOSED USE - 0.196 ACRES

BUILDING AREA CALCULATIONS
A/C SPACE:
 RETAIL - 2,577 SQ. FT.
 RESIDENCE - 1ST FLOOR (ENTRY) - 236 SQ. FT.
 2ND FLOOR - 3,306 SQ. FT.

FRONT PORCH - 490 SQ. FT.
GARAGES - 491 SQ. FT.
BALCONY - 475 SQ. FT.
FIRE RISER ROOM - 56 SQ. FT.

TOTAL BUILDING FOOTAGE -7,631 SQ. FT.

BUILDING HEIGHTS (T.O. PARAPET) : 31'-2"

PARKING CALCULATIONS:

RESIDENCE
 REQUIRED - 2 SPACES
 PROVIDED - 2 SPACES (GARAGE)

RETAIL
 REQUIRED - 2,577/200 = 13 SPACES
 PROVIDED PARKING - SHARED PARKING + 17 SPACES

REQUIRED TOTAL - 15 SPACES
PROVIDED TOTAL - SHARED PARKING + 17 SPACES
(NOTE: SQUARE FOOTAGE FOR PARKING CALCULATIONS
DOES NOT INCLUDE GARAGES OR PORCHES)

PROPOSED LOT COVERAGE - 45%

<u>SHEET SUMMARY</u>	
USE AND OCCUPANCY CLASSIFICATION:	
MERCANTILE - 2,336/60 = 39 OCCUPANTS	
STORAGE, STOCK, SHIPPING AREAS - 440/ 300 = 2 OCCUPANTS	
<u>TOTAL OCCUPANCY - 41 OCCUPANTS</u>	
CONSTRUCTION TYPE: V-B	
FIRE SPRINKLER SYSTEM: REQUIRED	
MINIMUM EXITS REQUIRED: 1 PROVIDED: 1	
<u>SHEET INDEX</u>	
ID	Name
A-001	DETAIL SITE PLAN
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY PAVING PLAN
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE DETAILS
L1.03	IRRIGATION PLAN
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-201	EAST & NORTH ELEVATIONS
A-202	SOUTH & WEST ELEVATIONS

<u>OWNER & PROFESSIONAL INFORMATION</u>	
<u>DEVELOPER</u> MICHELE & GARY CRAMER 924 CEDAR BLUFFS DR. N RICHLAND HILLS, TEXAS 76182 P: 214-673-9399	<u>LANDSCAPE ARCHITECT</u> CAROL FELDMAN FELDMAN DESIGN STUDIOS P.O. BOX 832346 RICHARDSON, TEXAS 75083 T: (972) 980-1730
<u>ARCHITECT</u> BILL PECK WILLIAM PECK AND ASSOC., INC. 105 WEST MAIN ST. LEWISVILLE, TX 75057 P: 972-221-1424	<u>CIVIL ENGINEER</u> MIKE GLENN GLENN ENGINEERING 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 P: (972) 717-5151 F: (972) 717-2176

[illegible]

CRAMER MIXED-USE
OLD TOWN ADDITION
LOT 3R BLOCK D
PD-250R25-H
0196 AC.
755 WEST MAIN STREET
CORPELL, TEXAS 75019

**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx 972) 221-1424

REVIEWS	
ISSUE DATE:	
2021-06-10	
FOR P&Z REVIEW	
Scale:	REF. PLAN
Drawn:	M.W.
Job:	20-132-002
Sheet Number:	
A-001	