

SITE TOTAL: ±18.58 ACRES

TOWNHOMES: ±113 UNITS

(± 113) UNITS - 25' X 90' LOT SIZE

25' X 55' BLDG PAD SIZE

DUPLEXES: ±24 UNITS

(± 24) UNITS - 37' X 90' LOT SIZE

30' X 50' BLDG PAD

PARKING:

REQUIRED: 350 (@ 2.5 PER UNIT)

PROVIDED: (4/DU): 560

ON-STREET PARKING:

PROVIDED: 70

AMENITY CENTER PARKING:

PROVIDED: 20

AMENITY CENTER

5,900 SF

OPEN SPACE (OS)

OS REQUIRED: 3.7 ACRES

OS PROVIDED: 3.9 ACRES

USABLE OS REQUIRED: 1.8 ACRES

USABLE OS PROVIDED: 3.1 ACRES

RESIDENTIAL STREET CROSS SECTION (NTS)

C.R. 134

FUTURE 50' R.O.W.

FUTURE 50' R.O.W.

JURISDICTION: CITY OF CELINA

LAKE RAY ROBERTS

CITY OF PILOT POINT

FM 121

TX-289

CITY OF CELINA

KFM
ENGINEERING & DESIGN

Conceptual Site Plan
PRESTON CELINA TOWNHOMES-SANKALP DEVELOPERS

0 75 150 300
Scale: 1"=150'

File Path:P:_Pursuits\ Preston Celina Townhomes\00X\planning\20240911 Preston Celina Townhomes\indd\ Preston Celina Townhomes 25x90
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

11/05/24