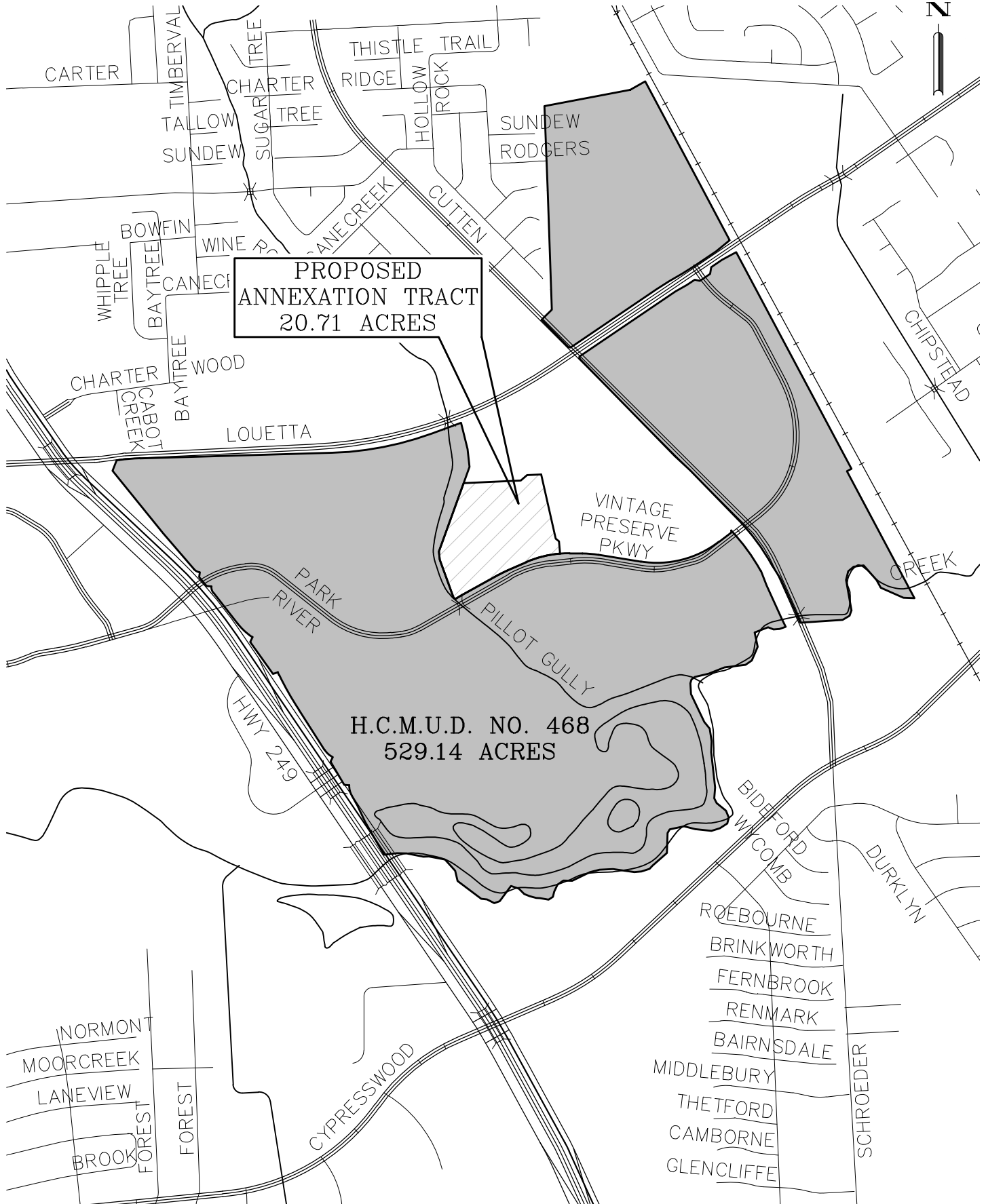


# HARRIS COUNTY MUNICIPAL DISTRICT NO. 468

1st ANNEXATION - 20.71 ACRES  
OUT OF THE ABRAHAM LEWIS SURVEY, A-506  
KEY MAP 329V



**PROPOSED  
ANNEXATION TRACT  
20.71 ACRES**

**H.C.M.U.D. NO. 468  
529.14 ACRES**











VINICITY MAP N.T.S.

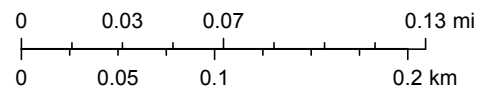
# Harris County Municipal Utility District No. 468 (20.71 acres)



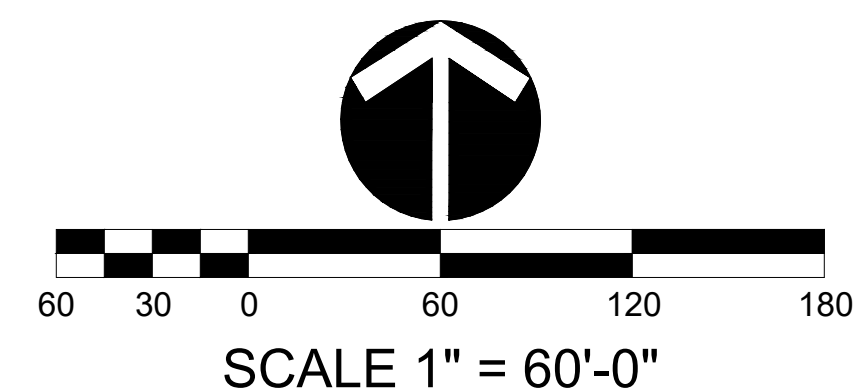
11/15/2021, 9:57:31 AM

1:4,514

-  Watersheds
-  Texas Senate Districts
-  Texas House Districts
-  Flood Hazard Zones
-  100 Year Floodplain
-  500 Yyear Floodplain
-  Floodway
-  City Limits
-  Council Districts
-  Existing Acreage of District







THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.



**LEE**  
AND ASSOCIATES

8601 RANCH ROAD 2222  
BUILDING I, SUITE 290  
AUSTIN, TX 78730  
(512) 345-8477  
www.leeandassociates.net



**DAVIS**  
DEVELOPMENT

**SITE CALCULATIONS**

TOTAL UNITS	± 460 UNITS
AVERAGE UNIT SIZE	1057 SF
ACREAGE	20.70 ACRES
DENSITY	22.2 DU/ACRE

**PARKING CALCULATIONS**

**PARKING CALCULATIONS (CITY STANDARDS)**

<b>REQUIRED PARKING</b>	<b>717 SPACES</b> (1.56 SP/ DU)
1 BEDROOM	188 X 1.33 = 250 SPACES
2 BEDROOM	227 X 1.80 = 377 SPACES
3 BEDROOM	45 X 2.00 = 90 SPACES

<b>PROVIDED PARKING</b>	<b>841 SPACES</b>
STANDARD	784 SPACES
GARAGE	45 SPACES
LEASE OFFICE	12 SPACES

**PARKING CALCULATIONS (CLIENT STANDARDS)**

<b>REQUIRED PARKING</b>	<b>828 SPACES</b> (1.80 SP/ DU)
1 BEDROOM	188 X 1.80 = 338 SPACES
2 BEDROOM	227 X 1.80 = 409 SPACES
3 BEDROOM	45 X 1.80 = 81 SPACES

<b>PROVIDED PARKING</b>	<b>829 SPACES</b> (1.80 SP/ DU)
STANDARD	784 SPACES
GARAGE	45 SPACES

**NOTES:**

1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
2. THIS PLAN PROVIDES A MIX OF 41%/49%/10% FOR 1/2/3 BEDROOMS RESPECTIVELY.
3. BUILDING FOOTPRINTS HAVE BEEN PROVIDED BY THE PROJECT ARCHITECT ON 2-28-2018. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
4. THE BOUNDARY AND FLOOD INFORMATION WAS DIGITIZED FROM A PDF SURVEY AND FROM GIS INFORMATION. AN ACTUAL SURVEY WILL BE NEEDED TO CONFIRM YIELD.
5. A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED. CONTOURS WERE DIGITIZED FROM A PDF SURVEY.
6. A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
7. ALL RESIDENTIAL BUILDINGS ARE 4-STORY.

**ASSUMPTIONS:**

1. THE LOCATION AND SIZE OF THE STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE.
2. THIS SITE IS LOCATED IN HOUSTON, TEXAS.
3. THE CITY OF HOUSTON DOES NOT HAVE ZONING REGULATIONS. SETBACKS WERE TAKEN FROM THE DECLARATION OF RESTRICTIONS. ALL OTHER DESIGN CRITERIA WAS TAKEN FROM THE ONLINE ORDINANCE DIVISION 6 - MULTI FAMILY RESIDENTIAL DEVELOPMENTS.
4. THIS PROJECT IS SUBJECT TO THE 2012 INTERNATIONAL BUILDING CODE AND FIRE CODE.
5. THIS PLAN ASSUMES THAT THE BUILDINGS HAVE SPRINKLER SYSTEMS, ALLOWING A MAX FIRE HOSE LAY OF 200 LF. THE TWO POINTS OF INGRESS/EGRESS WILL BE ALLOWED AS SHOWN OFF VINTAGE PRESERVE PARKWAY.
6. THE MUD/WATERLINE EASEMENTS CAN BE VACATED OR RELOCATED.

DATE	2/5/2019
PROJ. NO.	2223
FILE NAME	2223 BASE 1
XREF	
XREF	

**VINTAGE VP**  
HOUSTON, TEXAS  
**CONCEPTUAL SITE PLAN**

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

