



CONCEPT DATA TABLE	
TOTAL SITE AREA	16.26 ACRES
TxDOT ROW	1.33 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.38 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	12 (10 SHOWN)
MAX UNIT DENSITY:	6 UNITS/ACRE
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.82 ACRES
BUILDING AREA	38,500 SQ FT
TRACT 3	
SITE AREA:	3.51 ACRES
BUILDING AREA	25,300 SQ FT
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	3.49 ACRES
BUILDING AREA	34,500 SQ FT
TRACT 5	
SITE AREA:	2.73 ACRES
BUILDING AREA	19,500 SQ FT

Plotted: 10/19/2018 12:54 PM Day Name: P:\611.009 Tom Jones Support\003 Park Station\003\Exhibit\2018-10-17 PD CONCEPT PLAN V2.dwg Updated By: ACURY

DATE	REVISIONS

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 214.679.1679
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PD CONCEPT PLAN
PARK STATION - 16.26 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJ. MGR.:	TPI
PROJ. ASSOC.:	ADC
DRAWN BY:	ADC
DATE:	10/19/2018

SHEET
1 OF 1