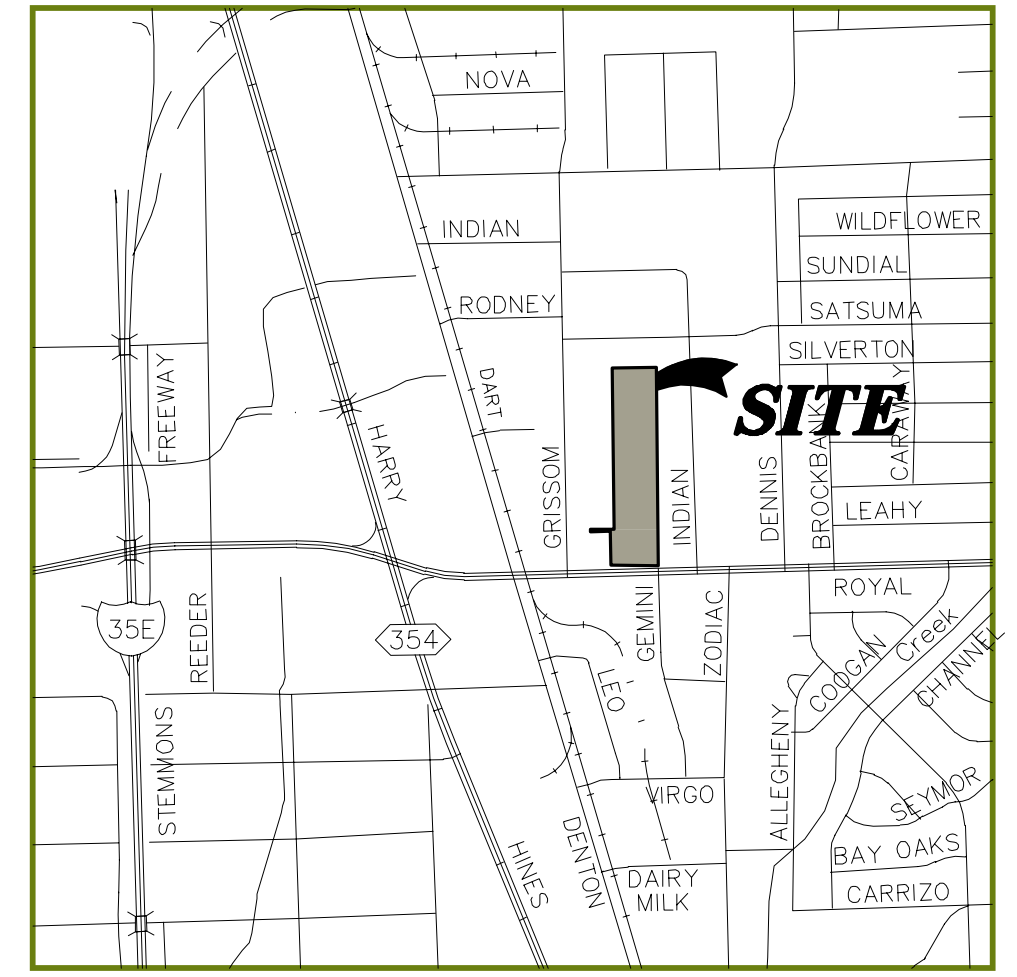
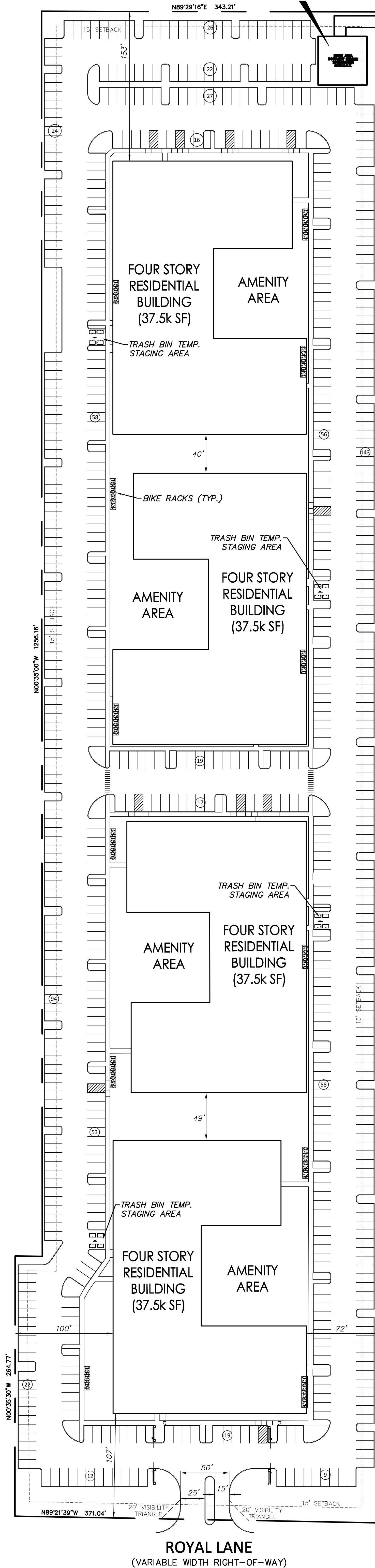
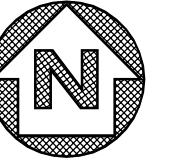


TOWER/ANTENNA
FOR CELLULAR
COMMUNICATION
(EXISTING)



VICINITY MAP

NOT TO SCALE



ZONING: PD 899 (SUBAREA 1)
PROPERTY SIZE : 12.35 ACRES / 538,103 SF
PROPOSED BUILDING HEIGHT - 50'
PROPOSED BUILDING FOOTPRINT - 150k SF
TOTAL FLOOR AREA - 600k SF
TOTAL FLOOR AREA RATIO (FAR) - 1.12
PROPOSED BUILDING LOT COVERAGE- 28%
PROPOSED OPEN SPACE: ±15%

UNIT SUMMARY:

1-BRs = 38
2-BRs = 128
3-BRs = 120
4-BRs = 14
TOTAL = 300 UNITS

PARKING SUMMARY

Required Parking (1 Space per Bedroom): = 710
5% Reduction for Bike Parking: = 675

175 Exterior Class I Bicycle Parking Spaces Provided

Total Parks Required..... = 675
Parking Provided = 675

NOTES:

- 1) Parking Gates Will Allow Guest Parking
- 2) Amenity Areas May Include Accessory Structures. No Floor Area Structures Are Allowed Within Amenity Areas Unless Shown
- 3) No Outside Dumpsters Are Proposed. Trash Bins Will be Stored Inside And Moved Outside For Scheduled Pickups And Then Returned Inside.

DEVELOPMENT PLAN

2737 ROYAL LANE
DALLAS, TX



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

11/17/20

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