

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	217.00'	25°27'21"	96.41'	N78°13'01"E	95.62'
C2	283.00'	10°27'17"	51.64'	S04°22'10"E	51.57'
C3	119.00'	25°21'27"	52.67'	N78°10'45"E	52.24'
C4	181.00'	25°21'53"	80.13'	S78°05'58"W	79.48'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S00°51'29"W	66.00'
L2	S89°08'31"E	10.00'
L3	S44°08'31"E	14.14'
L4	S20°29'41"W	14.14'
L5	S85°29'20"W	85.86'
L6	N89°03'17"W	48.04'
L7	S89°08'31"E	12.00'
L8	N45°51'29"E	14.14'
L9	S45°51'29"W	14.14'
L10	N20°30'01"E	14.14'
L11	N69°29'59"W	14.07'
L12	S44°08'31"E	14.14'

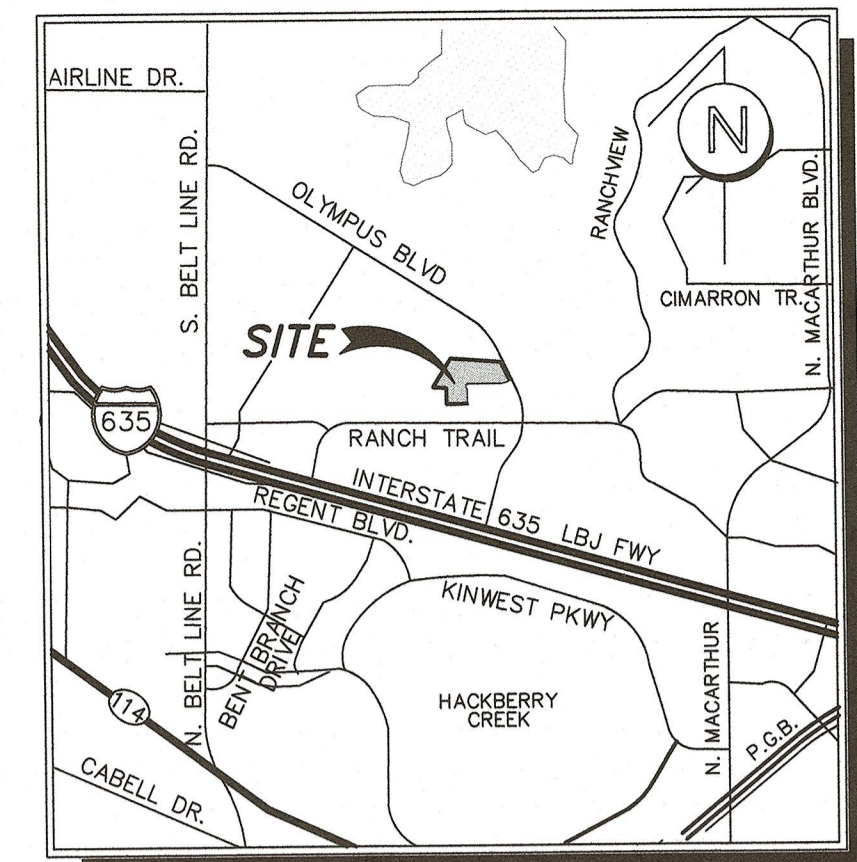
LEGEND

(X)	NUMBER OF PARKING SPACES
G	GARAGE
VT	VISIBILITY TRIANGLE
DRIVEWAY: 20'x20'	STREET: 45'x45'
SB	SETBACK

REMAINDER OF  
CW SHORELINE LAND, LTD.  
INST. NO. 201200024638

TRANSMISSION ESMT  
TRACT NO. 2  
VOL. 2004174, PG. 8963

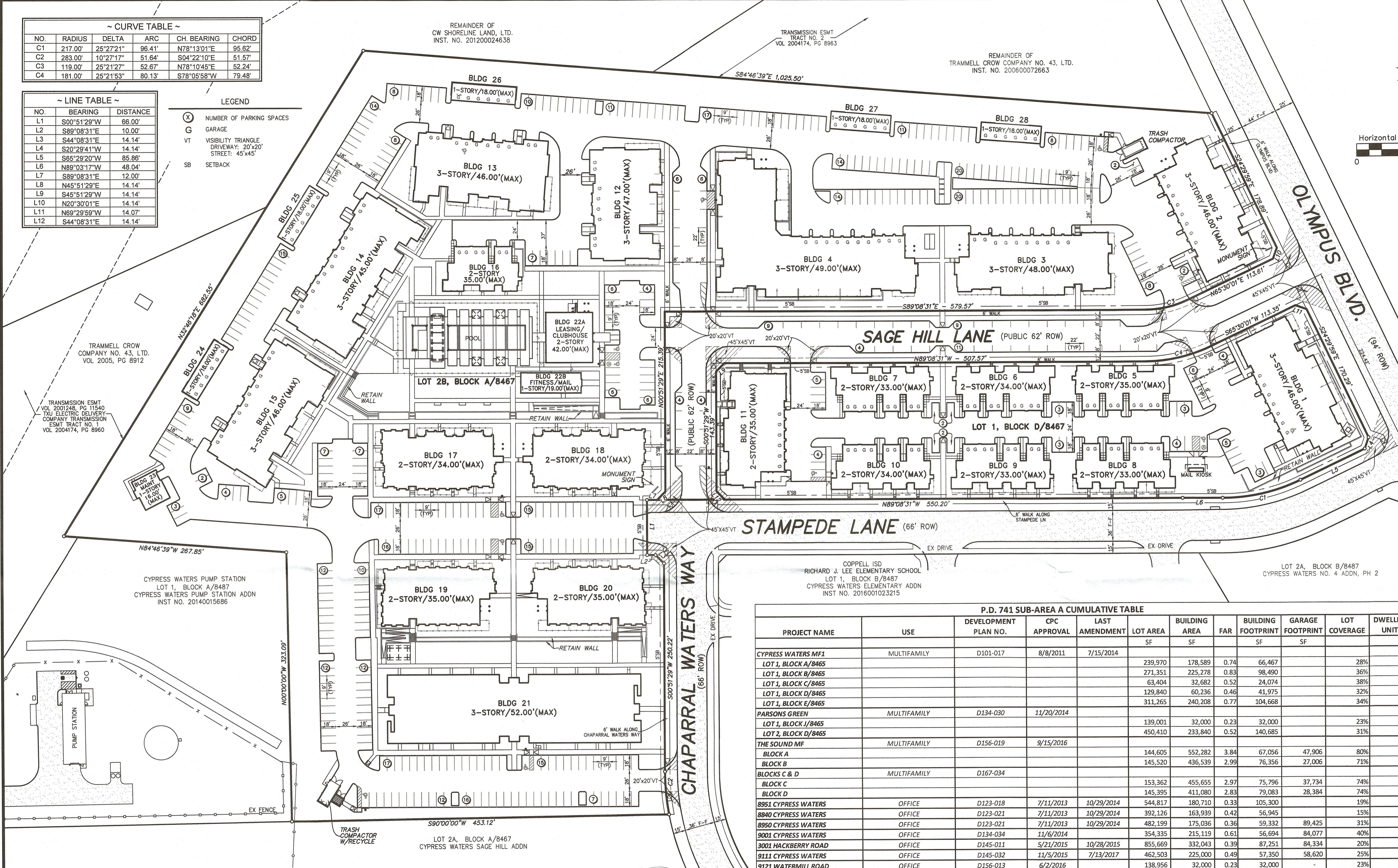
REMAINDER OF  
TRAMMELL CROW COMPANY NO. 43, LTD.  
INST. NO. 200600072663



VICINITY MAP  
NOT-TO-SCALE  
MAPSCO 11A-Q

REMAINDER OF  
TRAMMELL CROW COMPANY NO. 43, LTD.  
INST. NO. 200600072663

Horizontal Scale: 1"=60'  
0 60' 120'



SITE DATA SUMMARY CHART

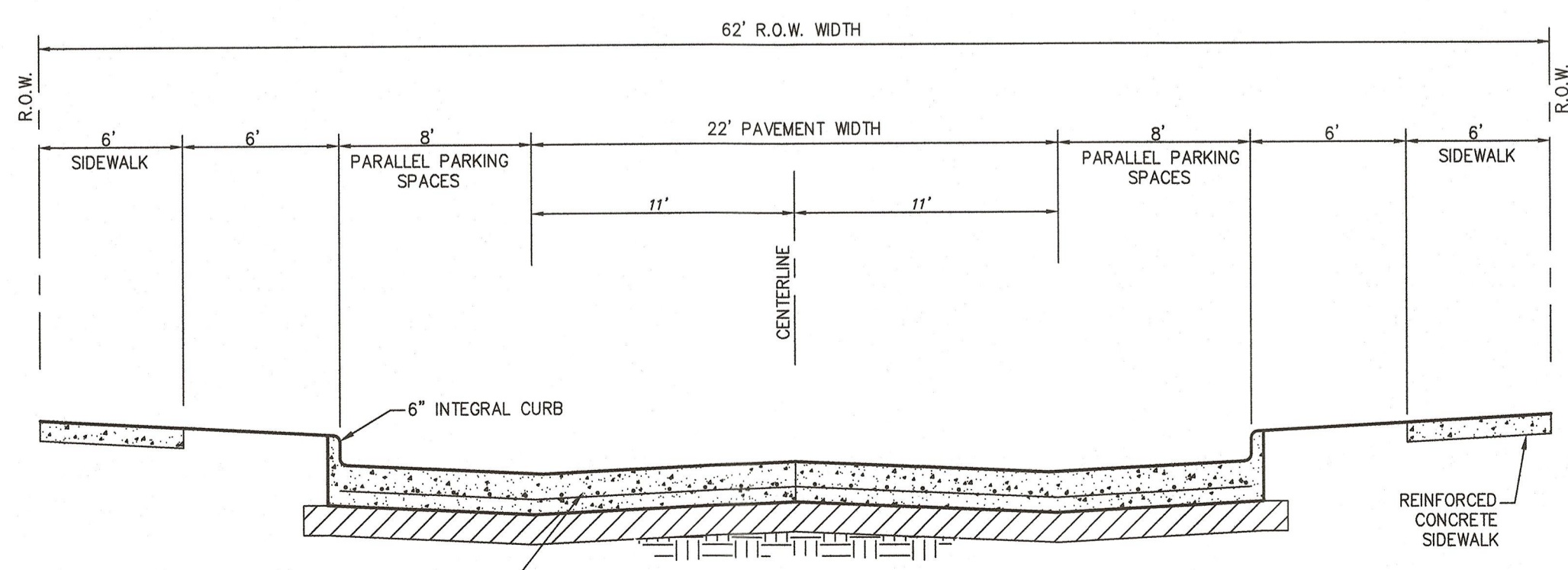
ZONING:	PD 741 (SUBAREA A)	
CURRENT USE:	VACANT	
PROPOSED USE:		
LOT 2B, BLOCK A/8467	MULTIFAMILY	
LOT 1, BLOCK D/8467	MULTIFAMILY	
LOT AREA:		
LOT 2B, BLOCK A/8467	14.788 AC / 643,300 SF	
LOT 1, BLOCK D/8467	2.948 AC / 128,417 SF	
BUILDING AREA:		
LOT 2B, BLOCK A/8467	426,435 SF	
LOT 1, BLOCK D/8467	107,773 SF	
TOTAL SQUARE FOOTAGE:	534,208 SF	
FLOOR AREA RATIO:		
LOT 2B, BLOCK A/8467	0.66 : 1	
LOT 1, BLOCK D/8467	0.84 : 1	
LOT COVERAGE:		
LOT 2B, BLOCK A/8467	169,275 SF = 26%	
LOT 1, BLOCK D/8467	51,170 SF = 40%	
MAXIMUM BUILDING HEIGHTS:		
LOT 2B, BLOCK A/8467	3 STORY / 52'-0" MAX	
LOT 1, BLOCK D/8467	3 STORY / 46'-0" MAX	
DWELLING UNITS:		
1 BEDROOM:	LOT 2B, BLOCK A/8467: 211	LOT 1, BLOCK D/8467: 29
2 BEDROOM:	100	10
3 BEDROOM:	11	24
TOTAL:	322	63
TOTAL PARKING REQUIRED:		
LOT 2B, BLOCK A/8467	322 DWELLING UNITS @ 1.3 = 419	
LOT 1, BLOCK D/8467	63 DWELLING UNITS @ 1.3 = 82	
PARKING PROVIDED:		
SURFACE:	LOT 2B, BLOCK A/8467: 428	LOT 1, BLOCK D/8467: 42
SURFACE ACCESSIBLE:	8	2
ATTACHED GARAGE:	72	60
ATTACHED GARAGE ACCESSIBLE:	1	1
DETACHED GARAGE:	29	0
DETACHED GARAGE ACCESSIBLE:	1	0
ON STREET PARKING:	20	19
TOTAL:	559 (1.74 / UNIT)	124 (1.97 / UNIT)

P.D. 741 SUB-AREA A CUMULATIVE TABLE

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA SF	BUILDING AREA SF	FAR	BUILDING FOOTPRINT SF	GARAGE FOOTPRINT SF	LOT COVERAGE	DWELLING UNITS
CYPRESS WATERS MF1	MULTIFAMILY	D101-017	8/8/2011	7/15/2014							
LOT 1, BLOCK A/8465					239,970	178,589	0.74	66,467		28%	168
LOT 1, BLOCK B/8465					271,351	225,278	0.83	98,490		36%	218
LOT 1, BLOCK C/8465					63,404	32,682	0.52	24,074		38%	22
LOT 1, BLOCK D/8465					129,840	60,236	0.46	41,975		32%	43
LOT 1, BLOCK E/8465					311,265	240,208	0.77	104,668		34%	222
PARSONS GREEN	MULTIFAMILY	D134-030	11/20/2014								141
LOT 1, BLOCK J/8465					139,011	32,000	0.23	32,000		23%	
LOT 2, BLOCK D/8465					450,410	233,840	0.52	140,685		31%	
THE SOUND MF	MULTIFAMILY	D156-019	9/15/2016								
BLOCK A					144,605	552,282	3.84	67,056	47,906	80%	296
BLOCK B					145,520	436,539	2.99	76,356	27,006	71%	243
BLOCKS C & D	MULTIFAMILY	D167-034									
BLOCK C					153,362	455,655	2.97	75,796	37,734	74%	274
BLOCK D					145,395	411,080	2.83	79,083	28,384	74%	262
8951 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,817	180,710	0.33	105,300		19%	
8840 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,126	163,939	0.42	56,945		15%	
8950 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,199	175,036	0.36	59,332	89,425	31%	
9001 CYPRESS WATERS	OFFICE	D134-034	11/6/2014		354,335	215,119	0.61	56,694	84,077	40%	
3001 HACKBERRY ROAD	OFFICE	D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	87,251	84,334	20%	
9111 CYPRESS WATERS	OFFICE	D145-032	11/5/2015	7/13/2017	462,503	225,000	0.49	57,350	58,620	25%	
9121 WATERMILL ROAD	OFFICE	D156-013	6/2/2016		138,956	32,000	0.23	32,000		23%	
3100 OLYMPUS BLVD	OFFICE	D156-016	8/4/2016		366,323	255,000	0.70	52,500	86,360	38%	
3200 OLYMPUS BLVD	OFFICE	D178-006	4/19/2018	3/19/2019	403,634	260,269	0.64	52,736	70,984	31%	
3201 OLYMPUS BLVD	OFFICE	D167-032									
Lot 1R	OFFICE				298,847	256,000	0.86	50,318	92,029	48%	
Lot 2	MULTIFAMILY				28,099	34,113	1.21	13,039		46%	30
Lot 3	MULTIFAMILY				28,277	45,058	1.59	19,865		70%	20
9797 ROMBAUER	OFFICE	D156-018	10/6/2016		623,634	250,000	0.40	63,358		10%	
3000 OLYMPUS BLVD	OFFICE	D167-013	4/6/2016		363,523	217,000	0.60	53,719	79,778	37%	
PENA PARK	PRIVATE RECREATION AREA	D167-014	4/27/2017		52,726					0%	
THE SOUND RETAIL PH. 1	OFFICE/RETAIL	D167-011	2/16/2017		69,685	30,129	0.43	20,970		30%	
THE SOUND RETAIL PH. 2	COMMERCIAL PARKING	D167-021	10/19/2017		86,878	14,593	0.17	14,593		17%	
3401, 3501, & TH OLYMPUS BLVD	OFFICE	D178-021	11/1/2018	4/29/2019							
LOT 1	OFFICE				221,592	201,000	0.91	40,543		18%	
LOT 2	OFFICE/PARKING				352,525	201,000	0.57	40,517	128,906	48%	
LOT 3	MULTIFAMILY				19,208	23,319	1.21	7,773		40%	14
SAGE HILL	MULTIFAMILY	D189-011	8/15/2019								
LOT 2B, BLOCK A/8467					643,300	426,435	0.66	169,275		26%	322
LOT 1, BLOCK D/8467					128,417	107,773	0.84	51,170		40%	63
DEVELOPED AREA					9,111,396	6,503,925	0.71	1,911,898	915,543	31%	2338

NOTE:  
8951 CYPRESS WATERS: building footprint + Covered Parking = 105,300  
3001 HACKBERRY ROAD: building footprint + Covered Parking = 87,251

TOTAL SUB-AREA A		40,518,641	6,503,925	0.16	1,911,898	786,637	7%	2338
------------------	--	------------	-----------	------	-----------	---------	----	------



TYPICAL STREET SECTION FOR  
SAGE HILL LANE & CHAPARRAL WATERS WAY  
N.T.S.

2001-2002 CITY FILE NO. S189-152

REV. NO.	DATE	DESCRIPTION	BY

**ML CLARK CONSULTING, LLC**  
P.O. BOX 170  
ADDISON, TEXAS 75001  
(214) 675-1960  
TBPE F-20431

**DEVELOPMENT PLAN  
PD NO. 741, SUBAREA A  
SAGE HILL APARTMENTS  
LOT 2B, BLOCK A/8467 & LOT 1, BLOCK D/8467  
CYPRESS WATERS SAGE HILL ADDN  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MLC	HDS	5/12/21	DEV2		DP.1