

Drawing name: C:\Users\jchids\Dropbox (dletz engineering)\DietzEng\Project\WME-WR-036b\CAD\Sheet\wmd036b_P2 phase II -2017-12-21.dwg Plotted on: Dec 22, 2017 - 9:36am

Wright Farms-Phase 2 & 3 Total				
Community Unit Development (CUD) Lot Reduction Summary				
Date: 21-Dec-17				
Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block J-Phase 2				
Lot 1	7,500	7,074	426	0.057
Lot 2	7,500	5,865	1,635	0.218
Lot 3	7,500	5,860	1,640	0.219
Lot 4	7,500	5,854	1,646	0.219
Lot 5	7,500	5,850	1,650	0.220
Lot 6	7,500	5,844	1,656	0.221
Lot 7	7,500	5,835	1,665	0.222
Lot 8	7,500	5,833	1,667	0.222
Lot 9	7,500	5,828	1,672	0.223
Lot 10	7,500	5,823	1,677	0.224
Lot 11	7,500	5,817	1,683	0.224
Lot 12	7,500	5,812	1,688	0.225
Lot 13	7,500	5,807	1,693	0.226
Lot 14	7,500	5,801	1,699	0.227
Lot 15	7,500	6,050	1,450	0.193
Lot 16	7,500	11,947	-4,447	-0.593
Lot 17	7,500	5,958	1,542	0.206
Lot 18	7,500	7,827	-327	-0.044
Lot 19	7,500	8,393	-893	-0.119
Lot 20	7,500	6,730	770	0.103
Lot 21	7,500	7,241	259	0.035
Lot 22	7,500	6,050	1,450	0.193
Lot 23	7,500	5,734	1,766	0.235
Lot 24	7,500	7,502	-2	0.000
Lot 25	7,500	5,637	1,863	0.248
Lot 26	7,500	5,670	1,830	0.244
Lot 27	7,500	5,670	1,830	0.244
Lot 28	7,500	6,345	1,155	0.154
Lot 29	7,500	5,658	1,842	0.246
Lot 30	7,500	5,625	1,875	0.250
Lot 31	7,500	6,196	1,304	0.174
Lot 32	7,500	6,830	670	0.089
Lot 33	7,500	6,089	1,411	0.188
Lot 34	7,500	5,670	1,830	0.244
Lot 35	7,500	7,607	-107	-0.014
Lot 36	7,500	6,114	1,386	0.185
Lot 37	7,500	5,721	1,779	0.237
Lot 38	7,500	6,094	1,406	0.187
Lot 39	7,500	6,470	1,030	0.137
Lot 40	7,500	5,802	1,698	0.226
Lot 41	7,500	6,086	1,414	0.189
Lot 42	7,500	6,482	1,018	0.136
Lot 43	7,500	6,542	958	0.128
Lot 44	7,500	6,086	1,414	0.189
Lot 45	7,500	6,086	1,414	0.189
Lot 46	7,500	6,562	938	0.125
Lot 47	7,500	8,972	-1,472	-0.196
Lot 48	7,500	7,062	438	0.058
Lot 49	7,500	5,774	1,726	0.230
Lot 50	7,500	6,525	975	0.130
Lot 51	7,500	5,649	1,851	0.247
Block Totals	382,500	325,359	57,141	0.149
Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block D-Phase 2				
Lot 1	7,500	7,340	160	0.021
Lot 2	7,500	5,725	1,775	0.237
Lot 3	7,500	5,725	1,775	0.237
Lot 4	7,500	5,725	1,775	0.237
Lot 5	7,500	6,870	630	0.084
Lot 6	7,500	6,188	1,312	0.175
Lot 7	7,500	5,625	1,875	0.250
Lot 8	7,500	5,763	1,737	0.232
Lot 9	7,500	5,976	1,524	0.203
Lot 10	7,500	6,214	1,286	0.171
Lot 11	7,500	6,162	1,338	0.178
Lot 12	7,500	8,802	-1,302	-0.174
Lot 13	7,500	6,346	1,154	0.154
Lot 14	7,500	8,119	-619	-0.083
Lot 15	7,500	6,319	1,181	0.157
Lot 16	7,500	6,545	955	0.127
Lot 17	7,500	5,845	1,655	0.221
Lot 18	7,500	6,066	1,434	0.191
Lot 19	7,500	7,009	491	0.065
Lot 20	7,500	7,886	-386	-0.051
Block Totals	150,000	130,250	19,750	0.132

Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block E				
Lot 1	7,500	6,789	711	0.095
Lot 2	7,500	5,664	1,836	0.245
Lot 3	7,500	5,658	1,842	0.246
Lot 4	7,500	5,653	1,847	0.246
Lot 5	7,500	5,648	1,852	0.247
Lot 6	7,500	5,643	1,857	0.248
Lot 7	7,500	5,635	1,865	0.249
Lot 8	7,500	5,630	1,870	0.249
Lot 9	7,500	5,627	1,873	0.250
Lot 10	7,500	6,502	998	0.133
Lot 11	7,500	5,625	1,875	0.250
Lot 12	7,500	5,625	1,875	0.250
Lot 13	7,500	5,625	1,875	0.250
Lot 14	7,500	5,625	1,875	0.250
Lot 15	7,500	5,625	1,875	0.250
Lot 16	7,500	5,625	1,875	0.250
Lot 17	7,500	5,625	1,875	0.250
Lot 18	7,500	5,625	1,875	0.250
Lot 19	7,500	5,625	1,875	0.250
Lot 20	7,500	5,625	1,875	0.250
Lot 21	7,500	5,625	1,875	0.250
Block Totals	157,500	120,324	37,176	0.236
Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block F				
Lot 1	7,500	6,259	1,241	0.165
Lot 2	7,500	5,653	1,847	0.246
Lot 3	7,500	5,660	1,840	0.245
Lot 4	7,500	6,300	1,200	0.160
Lot 5	7,500	6,282	1,218	0.162
Lot 6	7,500	5,700	1,800	0.240
Lot 7	7,500	5,700	1,800	0.240
Lot 8	7,500	6,311	1,189	0.159
Lot 9	7,500	5,655	1,845	0.246
Lot 10	7,500	5,631	1,869	0.249
Lot 11	7,500	6,229	1,271	0.169
Lot 12	7,500	5,700	1,800	0.240
Lot 13	7,500	5,700	1,800	0.240
Lot 14	7,500	5,672	1,828	0.244
Block Totals	105,000	82,452	22,548	0.215
Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block G				
Lot 1	7,500	6,907	593	0.079
Lot 2	7,500	5,625	1,875	0.250
Lot 3	7,500	5,625	1,875	0.250
Lot 4	7,500	5,625	1,875	0.250
Lot 5	7,500	5,625	1,875	0.250
Lot 6	7,500	5,625	1,875	0.250
Lot 7	7,500	5,625	1,875	0.250
Lot 8	7,500	5,625	1,875	0.250
Lot 9	7,500	7,170	330	0.044
Lot 10	7,500	8,406	-906	-0.121
Lot 11	7,500	5,625	1,875	0.250
Lot 12	7,500	5,625	1,875	0.250
Lot 13	7,500	5,625	1,875	0.250
Lot 14	7,500	5,625	1,875	0.250
Lot 15	7,500	5,625	1,875	0.250
Lot 16	7,500	5,625	1,875	0.250
Lot 17	7,500	5,625	1,875	0.250
Lot 18	7,500	6,802	698	0.093
Block Totals	135,000	108,035	26,965	0.200

Lot	Zoning	Prop. Lot	Lot Area	Percent
	Min. Area (sf)	Lot Area (sf)	Diff. (sf)	Reduction
Block H				
Lot 1	7,500	6,651	668	0.113
Lot 2	7,500	5,626	1,750	0.250
Lot 3	7,500	5,626	1,750	0.250
Lot 4	7,500	5,626	1,750	0.250
Lot 5	7,500	5,626	1,750	0.250
Lot 6	7,500	5,626	1,750	0.250
Lot 7	7,500	5,626	1,750	0.250
Lot 8	7,500	5,626	1,750	0.250
Lot 9	7,500	5,625	1,750	0.250
Lot 10	7,500	5,625	1,750	0.250
Lot 11	7,500	5,625	1,750	0.250
Lot 12	7,500	6,750	600	0.100
Block Totals	90,000	69,658	18,768	0.226
Grand Totals(Acres)	1,020,000	836,078	182,348	0.180
Totals(Acres)	23.416	19.194	4.186	0.180
NOTE: Gross reduction of lot sizes for PHASES 2&3 is 17.92% (25% allowed).				
NOTE: Minus sign (-) indicates Lot area is greater than zoning requirement.				
NOTE: C.U.D. requires 5% flood plain in common area for 30% lot reduction.				
PHASE 2 & 3				
Common Area:				
		Required:	4.19 Acres	
		Provided:	4.22 Acres	

PRELIMINARY PLAT
WRIGHT FARMS-PHASE 2 & 3
 Another environmentally sensitive
 single-family development by
 Wildwood Development
 136 Lots located on 31.22 Acres of Land out
 of the Robert Kleberg Survey, Abstract 716
 City of Dallas, Dallas County, Texas
 December, 2017

PROPOSED LAND USE:
 CUD: COMMUNITY UNIT DEVELOPMENT
 OF R-7.5 ZONING

File No. S178-066

OWNER GRH Development Services LLC ATTN: Tom Gaubert 1130 N. Westmoreland Road DeSoto, Texas 75115 (972) 274-0001	DEVELOPER: Wildwood Development ATTN: Tom Gaubert P.O. Box 689 DeSoto, Texas 75123-0689 (972) 274-0001	ENGINEER/SURVEYOR: Dietz Engineering 205 S. Alma Street Allen, Texas 75013 (972) 889-9977
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