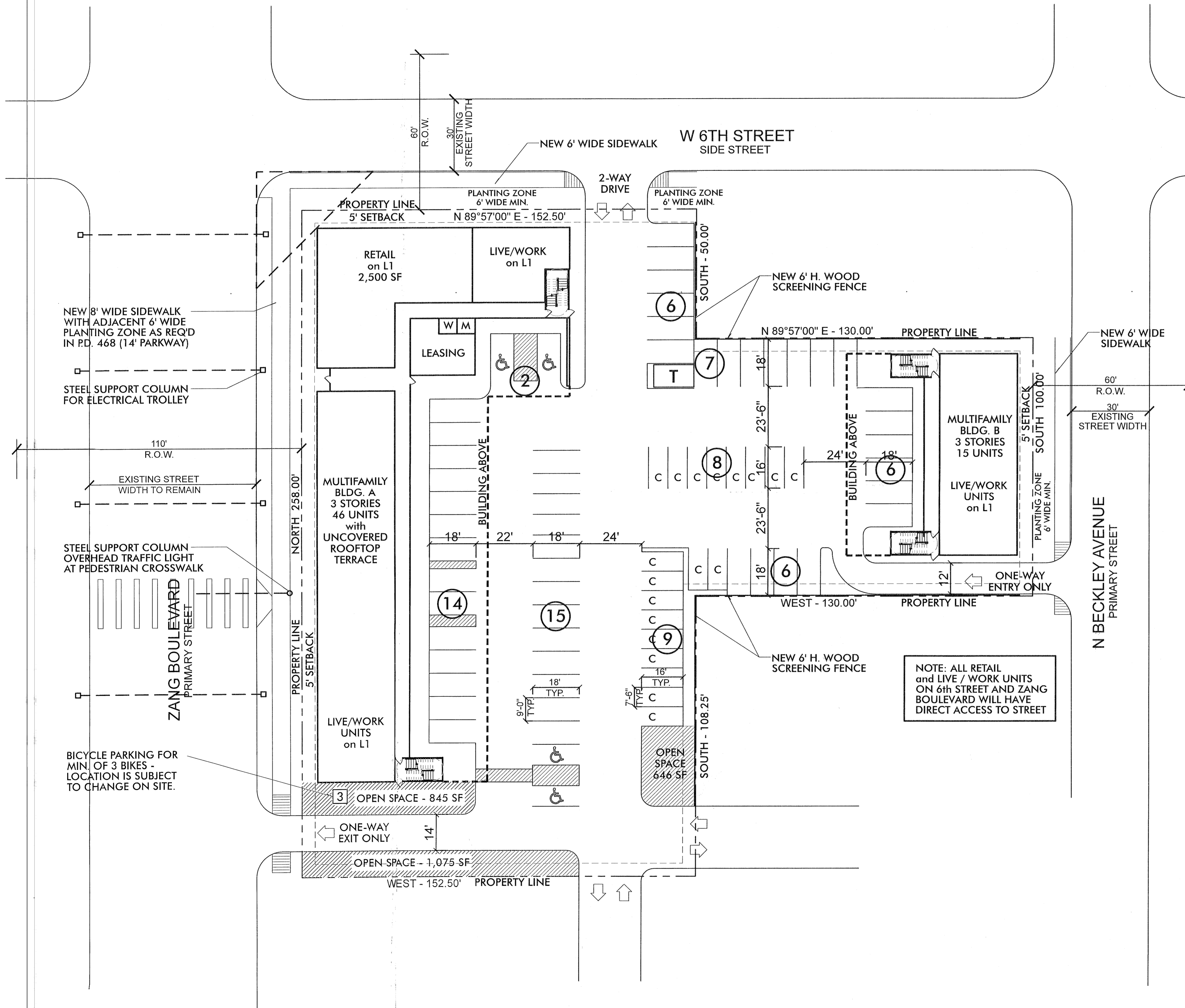


07 DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



Site Data

Land Area: 52,347.76 SF / 1.2017 acres

Uses: Multifamily, Retail

Floor Area: Building A (3-story)
 Multifamily: 46,500 SF (Gross)*
 Retail: 2,500 SF (Gross)

Building B (3-story)
 Multifamily: 15,750 SF (Gross)*
 * includes Live/Work Units on Level 1

Lot Coverage: 42% current (80% Maximum allowable)

Setbacks: Zang Blvd: 5 FT MIN., 15 FT MAX.
 6th St. : 5 FT MIN., 15 FT MAX.
 Beckley St. : 5 FT MIN., 15 FT MAX.
 * Encroachments are permitted in setback per 51A-13.305

Height: Maximum 9 stories
 115' max. in Height

Density: New Construction: 61 Units TOTAL
 53 1BR units
 8 2BR units

Bldg A: 46 units (8 of these units are Live/Work on Ground level)
 Bldg B: 15 units (3 of these units are Live/Work on Ground level)

Parking: ULI Shared Parking Model and 5% Trolley reduction (as allowed in Article 13):

Mixed use parking chart	Standard Ratio	Standard Reg.	Trolley 5% reduction	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Evening
Residential	1 per bedroom	30	30	60%	44.1	42%	33.1	60%	33.1	20%	33.6
Retail and PS	1 per 250	10	10	60%	5.7	75%	7.1	70%	6.7	65%	6.2
Any other use: Live/Work unit	1 per unit	31	30	100%	10.5	100%	10.5	100%	10.5	100%	10.5
Sum		79	75.05		60.2		50.6		59.2		55.2

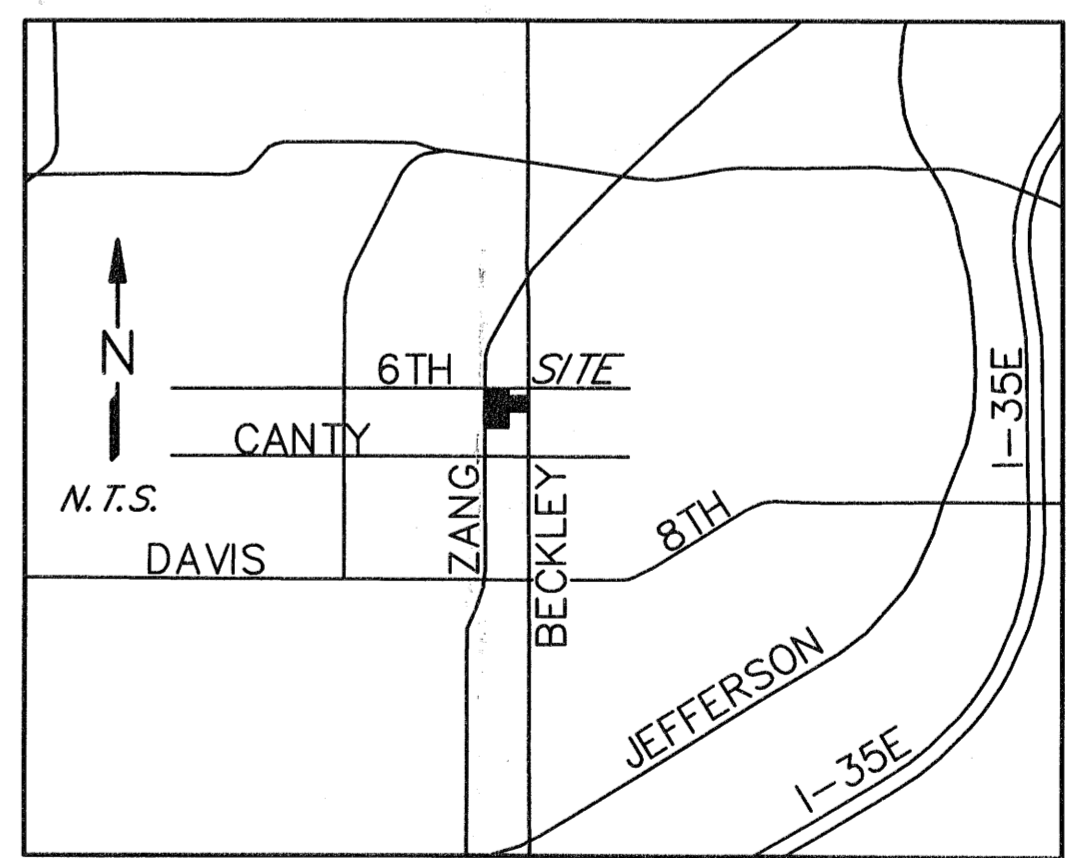
Shared parking: 72
 Provided on-site: 73

Total Shared Parking requirement: 72 spaces

Total provided Off-street parking: 73 spaces
 (26% compact spaces)

Open Space: 8% requirement = 4,188 SF
 50% Off-site Credit - Lake Cliff Park, less than 1/4 mile walking distance
 50% On-site - 2,094 SF required

Open Space provided: 2,566 SF



09 VICINITY PLAN
 NOT TO SCALE



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Project Owner:



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Issues and Revisions:

No.	Date	Issues
01	31 May 2017	Development Plan
02	27 July 2017	Development Plan
03	18 August 2017	Development Plan
04	19 Sept 2017	Development Plan

Magnolia on Zang

Dallas, Texas

Wilder Belshaw Project No.:
 1704

Drawing Name:

Development Plan

Sheet Number:

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