

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	239,970	178,589	0.74	66,467		28%	168
LOT 1, BLOCK A/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					139,001	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								296
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									262
BLOCK C					153,362	455,655	2.97	75,796	37,734	74%	262
BLOCK D					145,395	411,980	2.83	79,083	28,384	74%	274
8951 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,317	180,710	0.33	105,300		19%	
8840 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,121	163,339	0.42	56,945		15%	
8850 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,199	175,036	0.36	59,322	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	5/31/2015	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		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		0.00			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	D167-031	10/19/2017		86,878	14,593	0.17	14,593		17%	
3401, 3501, & TH OLYMPUS BLVD		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	430,084	0.67	169,275		26%	322
LOT 1, BLOCK D/8467					128,471	104,522	0.81	51,170		40%	63
3003 OLYMPUS		D189-014									
LOT 1, BLOCK N/8466	OFFICE/PARKING				221,214	322,377	1.46	32,796		15%	
LOT 2, BLOCK D/8466	MULTIFAMILY				73,124	104,058	1.42	51,170		48%	93
HASTINGS END	MULTIFAMILY	D189-017			342,711	544,733	1.59	139,587	43,756	54%	499
DEVELOPED AREA					9,748,499	7,475,491	0.77	2,135,451	959,299	8%	2930

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	7,475,491	0.18	2,135,451	959,299	8%	2930
------------------	------------	-----------	------	-----------	---------	----	------

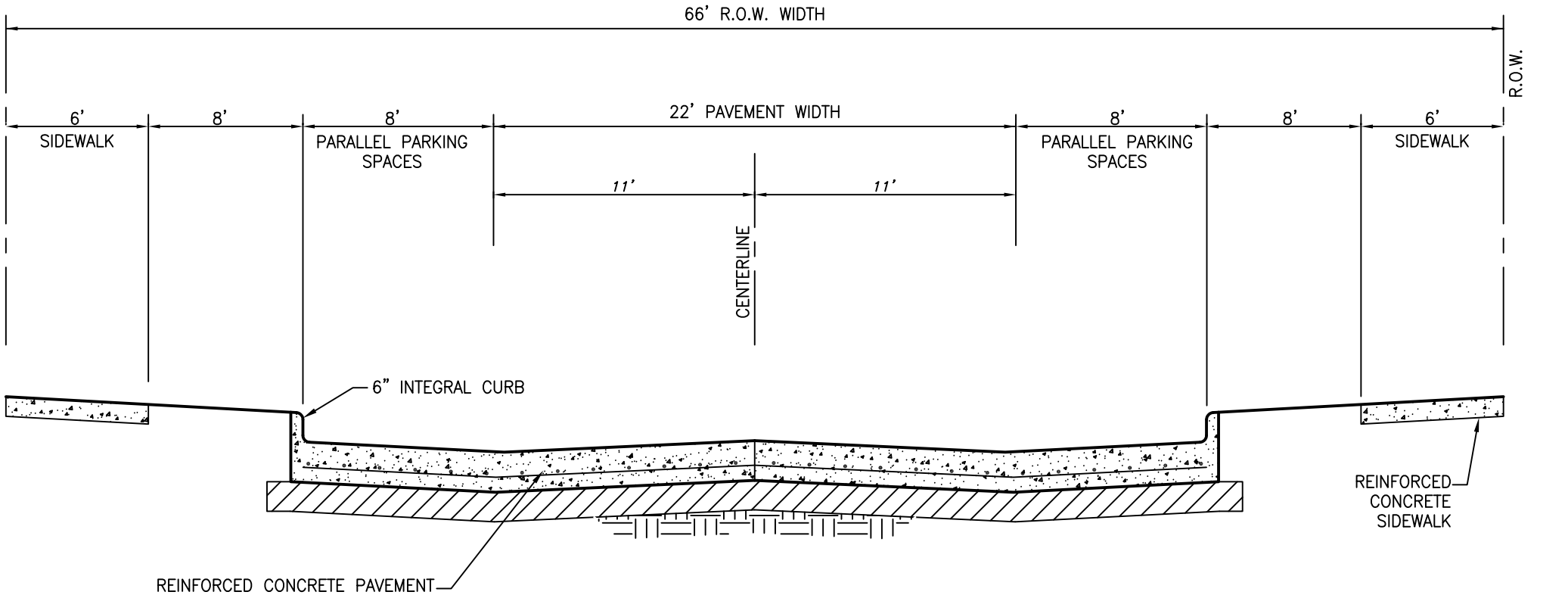
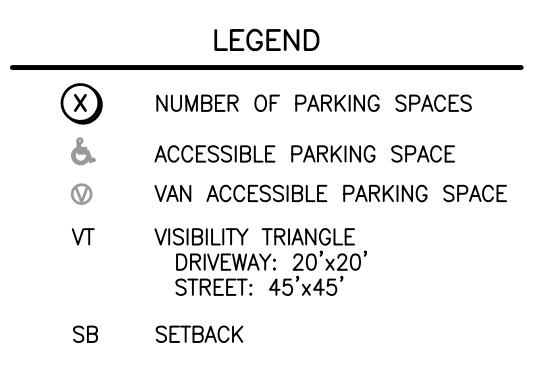
SITE DATA SUMMARY CHART	
ZONING:	PD 741 (SUBAREA A)
CURRENT USE:	VACANT
PROPOSED USE:	MULTIFAMILY
LOT AREA:	7,869 AC / 342,726 SF
BUILDING AREA (EXCLUDES GARAGE):	544,733 sf
FLOOR AREA RATIO:	1.59:1
LOT COVERAGE (INCLUDES GARAGE):	183,343 SF (54%)
MAXIMUM BUILDING HEIGHT:	76'-0"
PARKING GARAGE HEIGHT:	60'-6" / 6 LEVELS
DWELLING UNITS:	
1 BEDROOM:	425
2 BEDROOM:	74
TOTAL:	499
TOTAL PARKING REQUIRED:	1.3 SPACES / DWELLING UNIT X 499 DWELLING UNITS = 649
PARKING PROVIDED:	
GARAGE:	
STANDARD:	646
COMPACT:	141 (17.5%)
ACCESSIBLE:	17
SUBTOTAL GARAGE:	804
ON STREET:	
STANDARD:	35
ACCESSIBLE:	1
SUBTOTAL ON STREET:	36
TOTAL:	840 (1.68 / UNIT)
BIKE SPACES REQUIRED:	1 SPACE / 20 DWELLING UNITS X 499 DWELLING UNITS = 25
BIKE SPACES PROVIDED:	25

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	50.00'	127°47'32"	111.52'	S31°42'19"W	89.80'
C2	155.18'	43°07'05"	116.78'	N10°08'40"E	114.04'
C3	323.86'	12°31'45"	70.82'	N05°24'05"W	70.68'
C4	58.00'	123°48'22"	125.33'	N62°45'59"E	102.33'
C5	138.46'	55°27'39"	134.03'	S83°03'39"E	128.85'
C6	70.00'	47°21'22"	57.86'	S87°06'47"E	56.22'
C7	268.02'	18°10'49"	85.04'	S54°20'42"E	84.69'
C8	110.00'	30°21'11"	58.27'	S30°04'42"E	57.59'
C9	205.82'	64°07'29"	230.35'	S46°57'52"E	218.52'
C10	46.00'	97°30'42"	78.29'	S30°16'15"E	69.18'
C11	296.00'	12°41'47"	56.73'	S12°08'12"W	56.61'
C12	123.00'	29°06'44"	62.50'	S16°29'38"W	61.83'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N31°42'19"E	10.00'
L2	N58°17'41"W	10.00'
L3	N13°17'41"W	14.14'
L4	N58°17'41"W	66.00'
L5	S31°42'19"W	135.90'
L6	N58°17'41"W	83.51'
L7	N11°26'53"W	75.89'
L8	N00°51'48"E	83.18'
L9	S18°29'05"W	118.02'
L10	S05°47'19"W	86.77'
L11	S01°56'17"W	83.81'
L12	S31°03'00"W	204.84'



TYPICAL STREET SECTION FOR EXISTING HARPERS LANE & BYRON BAY STREET
N.T.S.

CITY FILE NO. S189-264

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

ML CLARK CONSULTING, LLC

P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE-F-20431

**DEVELOPMENT PLAN D189-017
PD NO. 741, SUBAREA A**

HASTINGS END APARTMENTS

LOT 2, BLOCK G/8466 HASTINGS END CYPRESS WATERS ADDN
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MLC	HDS	10/30/19			DP.1