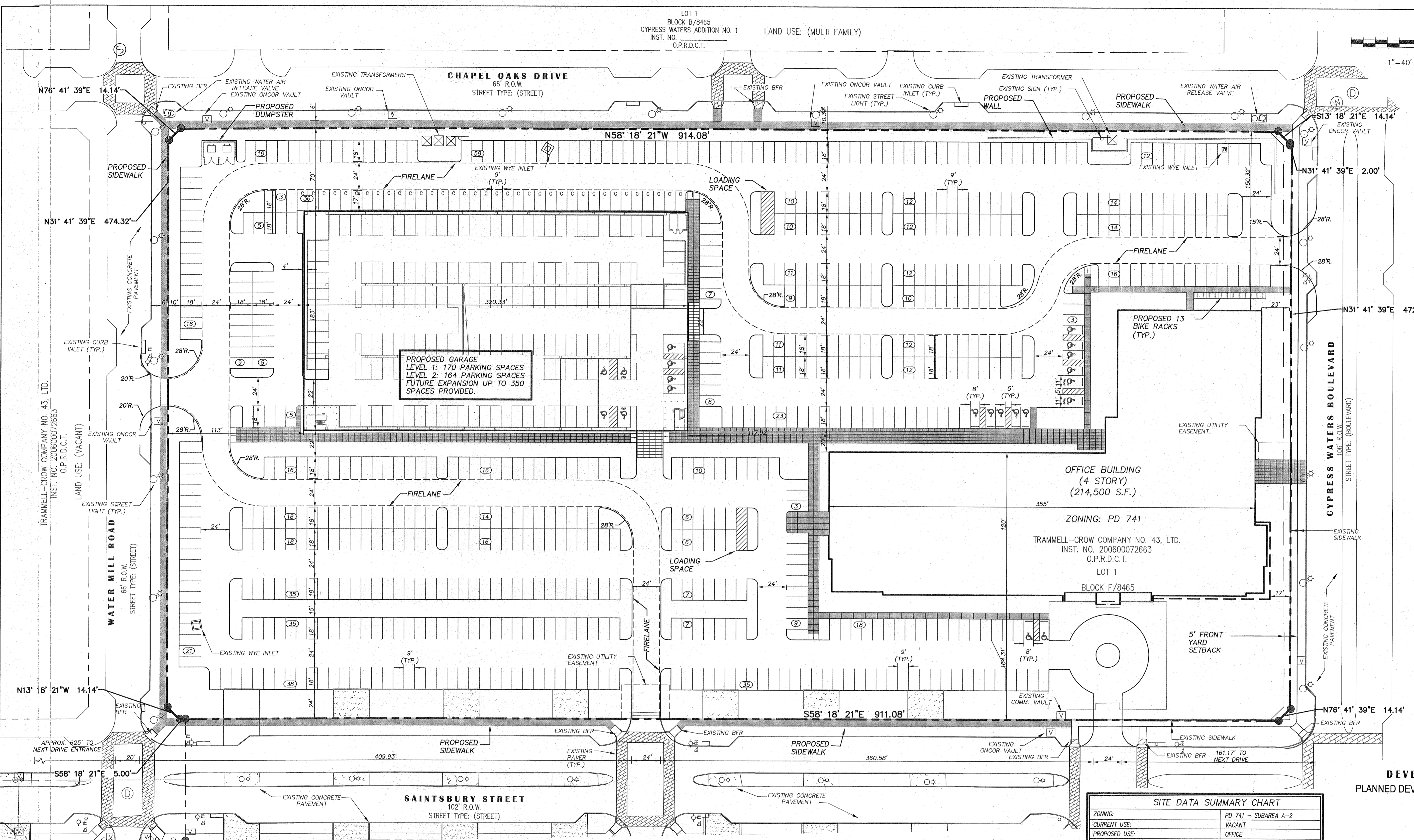
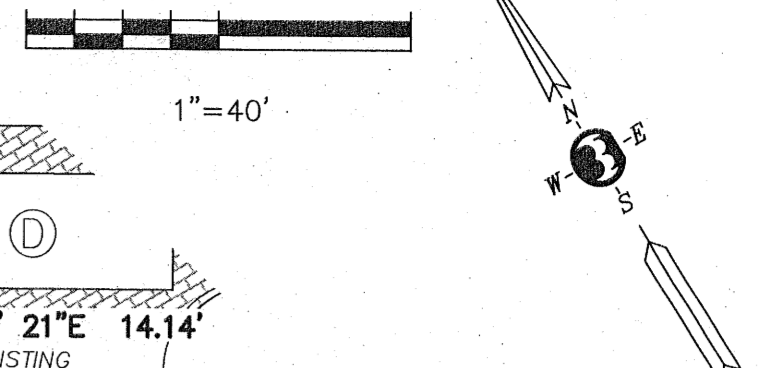


LOT 1  
BLOCK F/8465  
CYPRESS WATERS ADDITION NO. 1  
INST. NO. 20140071819  
O.P.R.D.C.T. LAND USE: (MULTI FAMILY)

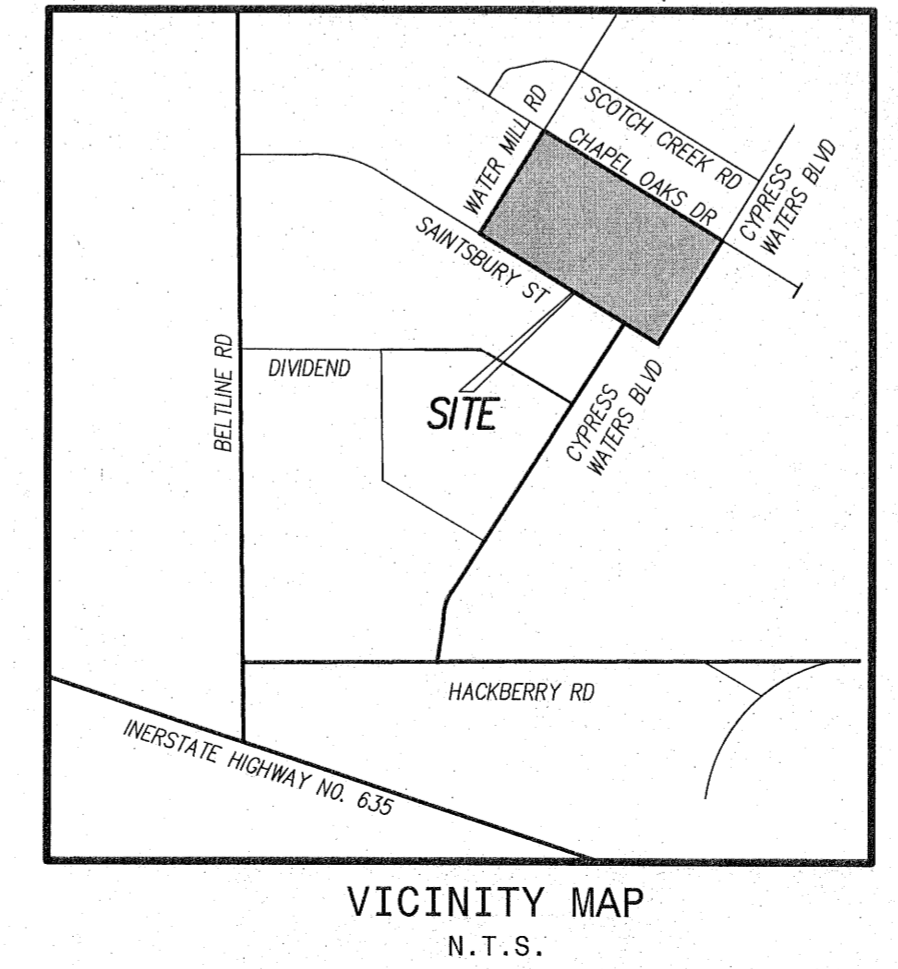


PROPOSED GARAGE  
LEVEL 1: 170 PARKING SPACES  
LEVEL 2: 164 PARKING SPACES  
FUTURE EXPANSION UP TO 350 SPACES PROVIDED.

OFFICE BUILDING  
(4 STORY)  
(214,500 S.F.)  
ZONING: PD 741  
TRAMMELL-CROW COMPANY NO. 43, LTD.  
INST. NO. 200600072663  
O.P.R.D.C.T.  
LOT 1  
BLOCK F/8465

**DEVELOPMENT PLAN**  
PLANNED DEVELOPMENT DISTRICT NO. 741  
SUBAREA A-2  
Dxxx-xxx

SITE DATA SUMMARY CHART	
ZONING:	PD 741 - SUBAREA A-2
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
LOT AREA:	10,618 AC - 462,903 SF
BUILDING SQUARE FOOTAGE:	
TOTAL SQUARE FOOTAGE:	214,500 SF
BUILDING HEIGHTS (FEET + STORIES):	4 STORY
LOT COVERAGE:	12%
FLOOR AREA RATIO:	0.46:1
TOTAL PARKING REQ'D:	
OFFICE: 1 SPC/333 SF (TOTAL REQ.)	(214,500/333) = 645 SPACES
PARKING PROVIDED:	
SURFACE PARKING PROVIDED	
REGULAR PARKING: (9X18)	671 SPACES
COMPACT PARKING: (9X17)	36 SPACES
HANDICAP PARKING:	13 SPACES
PARKING GARAGE PROVIDED	
LEVEL 1	170 SPACES
LEVEL 2	164 SPACES
TOTAL PARKING:	1,054 SPACES
PARKING GARAGE FUTURE EXPANSION	UP TO 350 SPACES
IMPERVIOUS AREA:	369,161 S.F.



- LEGEND**
- Handicap Ramp
  - On Site Sidewalk/Pedestrian Paving
  - On Site Sidewalk
  - On Site Sidewalk
  - Bike Rack
  - Compact Parking Space (9'x17')
  - Existing Decomposed Granite
- NOTES:**
- DIMENSIONS ARE TO FACE OF CURB.
  - ALL RADI ARE 2' UNLESS NOTED OTHERWISE.
  - LAYOUT IS PARALLEL AND PERPENDICULAR TO THE CYPRESS WATERS BLVD. RIGHT OF WAY.
  - TOPOGRAPHIC SURVEY BY PEISER SURVEYING.
  - REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
  - THE STREET TYPE FOR CYPRESS WATER BLVD. ADJACENT TO THIS SITE IS "BOULEVARD".
  - THE STREET TYPE FOR SAINTSBURY STREET, WATER MILL, CHAPEL OAKS ADJACENT TO THIS SITE ARE "STREET".
  - SETBACKS ARE AS FOLLOWS:  
FRONT 5'  
SIDE 0'  
REAR 0'
  - BUILDING FACADES SHALL COMPLY WITH MINIMUM TRANSPARENCY REQUIREMENT PER 51P-741.111.5

CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
BEING 13.08 AC A PORTION OF  
LOT 3  
BLOCK H/8465  
19.72 AC  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
INST. NO. 20140071819  
O.P.R.D.C.T.

Rev	Date	Description

Designed By: MPC  
Drawn By: MPC  
Checked By: TPJ  
Job No.: BC15033  
Date: JULY 21, 2015  
Scale: AS SHOWN

**Binkley & Barfield | C&P**  
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972.644.2800 www.binkleyandbarfield.com  
Firm Registration#F-3185

**9111 CYPRESS WATERS BLVD.,  
CYPRESS WATERS ADDITION NO. 2 PHASE 1,  
BLOCK F/8465, LOT 1,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DEVELOPMENT PLAN

Sheet No. **SP**