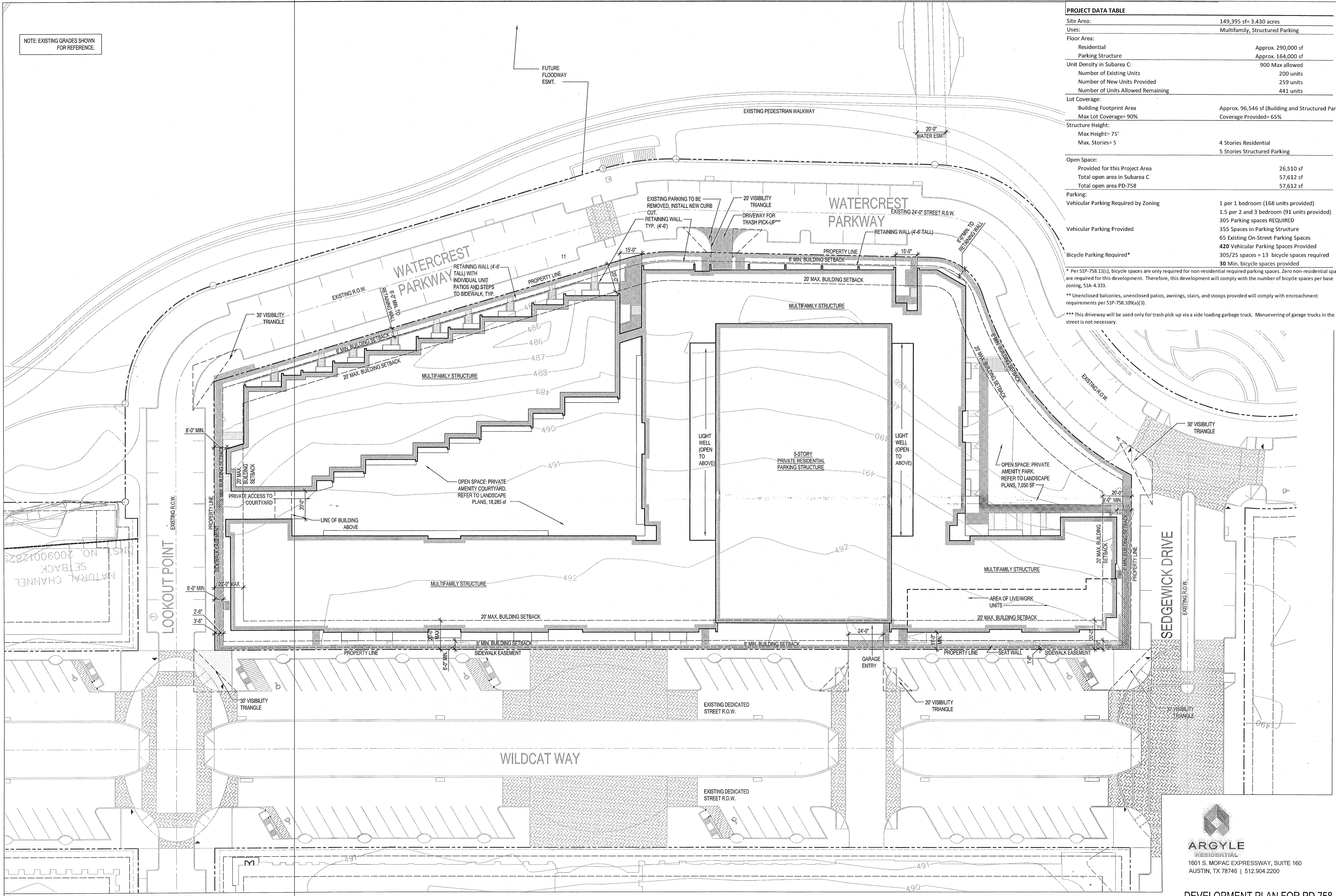


NOTE: EXISTING GRADES SHOWN FOR REFERENCE.



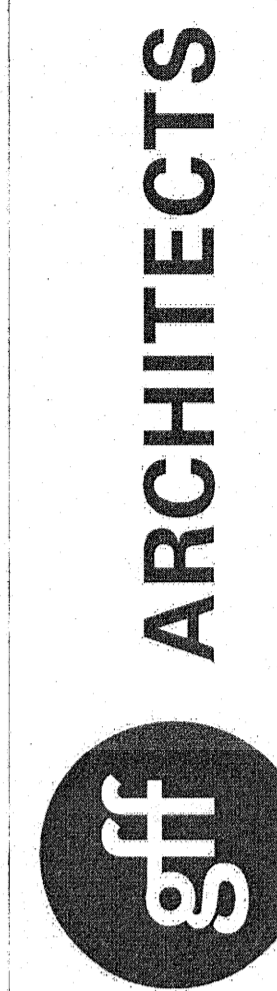
**PROJECT DATA TABLE**

Site Area:	149,395 sf= 3.430 acres
Uses:	Multifamily, Structured Parking
Floor Area:	
Residential:	Approx. 290,000 sf
Parking Structure:	Approx. 164,000 sf
Unit Density in Subarea C:	900 Max allowed
Number of Existing Units:	200 units
Number of New Units Provided:	259 units
Number of Units Allowed Remaining:	441 units
Lot Coverage:	
Building Footprint Area:	Approx. 96,546 sf (Building and Structured Parking)
Max Lot Coverage= 90%	Coverage Provided= 65%
Structure Height:	
Max Height= 75'	4 Stories Residential
Max Stories= 5	5 Stories Structured Parking
Open Space:	
Provided for this Project Area:	26,510 sf
Total open area in Subarea C:	57,612 sf
Total open area PD-758:	57,612 sf
Parking:	
Vehicular Parking Required by Zoning:	1 per 1 bedroom (168 units provided) 1.5 per 2 and 3 bedroom (91 units provided) 305 Parking spaces REQUIRED 355 Spaces in Parking Structure 65 Existing On-Street Parking Spaces 420 Vehicular Parking Spaces Provided 305/25 spaces = 13 bicycle spaces required 30 Min. bicycle spaces provided
Vehicular Parking Provided:	
Bicycle Parking Required*	

\* Per 51P-758.11(c), bicycle spaces are only required for non-residential required parking spaces. Zero non-residential spaces are required for this development. Therefore, this development will comply with the number of bicycle spaces per base zoning, 51A-4.333.

\*\* Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops provided will comply with encroachment requirements per 51P-758.109(a)(3).

\*\*\* This driveway will be used only for trash pick-up via a side loading garbage truck. Manuevering of garage trucks in the street is not necessary.



3300 West 7th Street, Suite 110  
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500

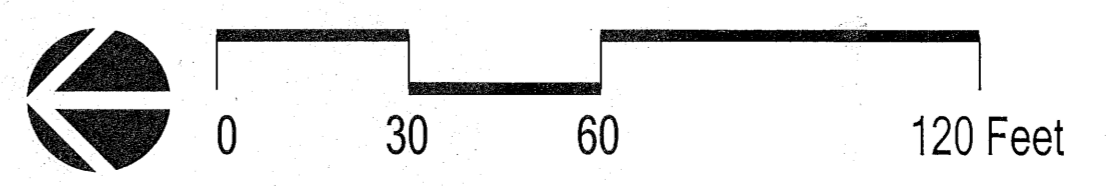
## LAKE HIGHLANDS TOWN CENTER - SUB AREA C

WILDCAT WAY  
DALLAS, TX

No.	Date	Item
1	11.10.15	CITY COMMENTS #1
2	11.12.15	CITY COMMENTS #2
3	11.18.15	CITY COMMENTS #3
4	12.14.15	MINOR AMENDMENT
5	01.12.16	CITY COMMENTS #4
6	02.12.16	CYPRESS COMMENTS
7		
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20		

**ARGYLE**  
RESIDENTIAL  
1601 S. MOPAC EXPRESSWAY, SUITE 160  
AUSTIN, TX 78746 | 512.904.2200

DEVELOPMENT PLAN FOR PD 758,  
SUBAREA C:  
LOT 1, BLOCK B/8125  
3.43 ACRES  
LAKE HIGHLANDS TOWN CENTER  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CASE NO. D156-002



**DEVELOPMENT PLAN**

Project No.	15108.00
Date	09.28.2015
Last Revision	02.12.15