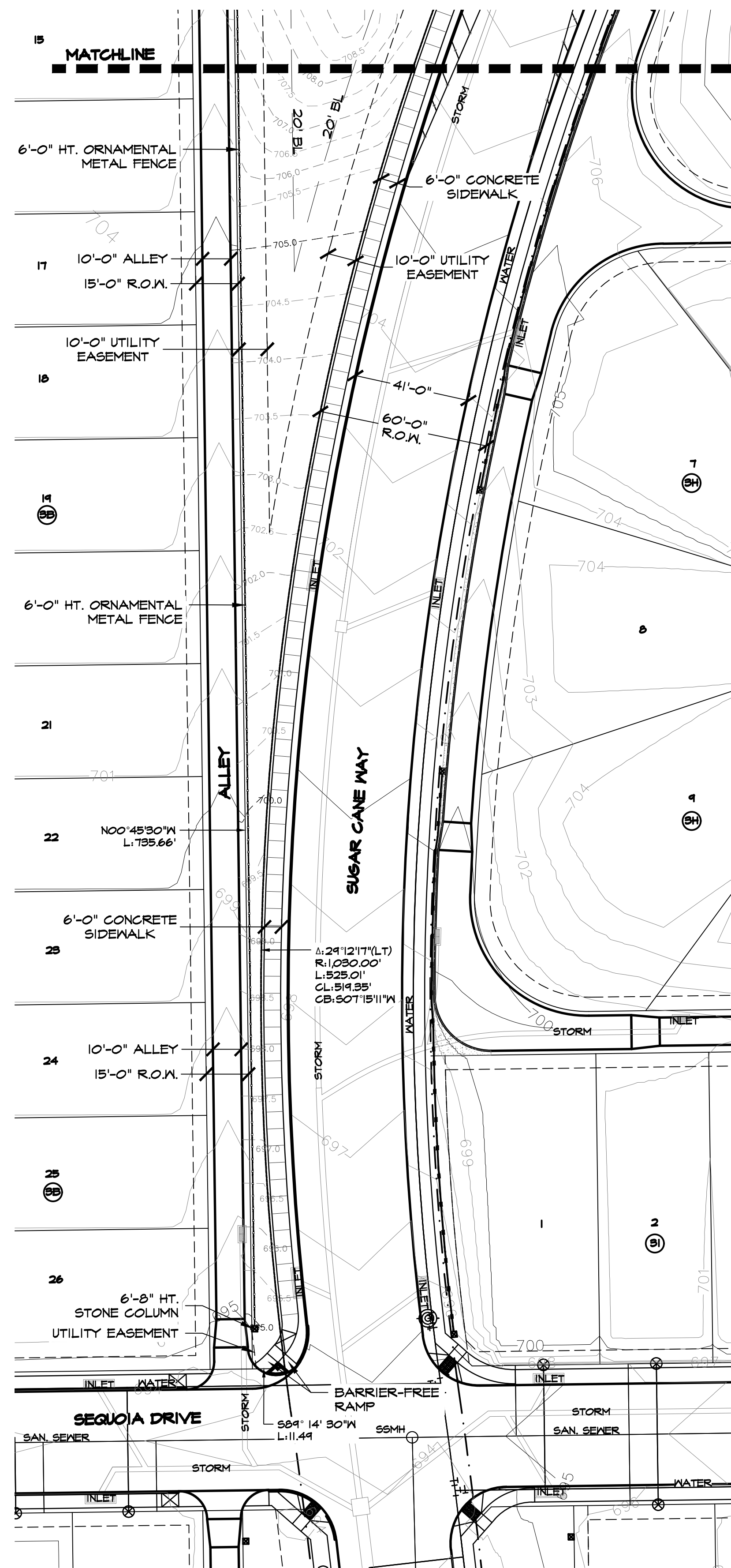
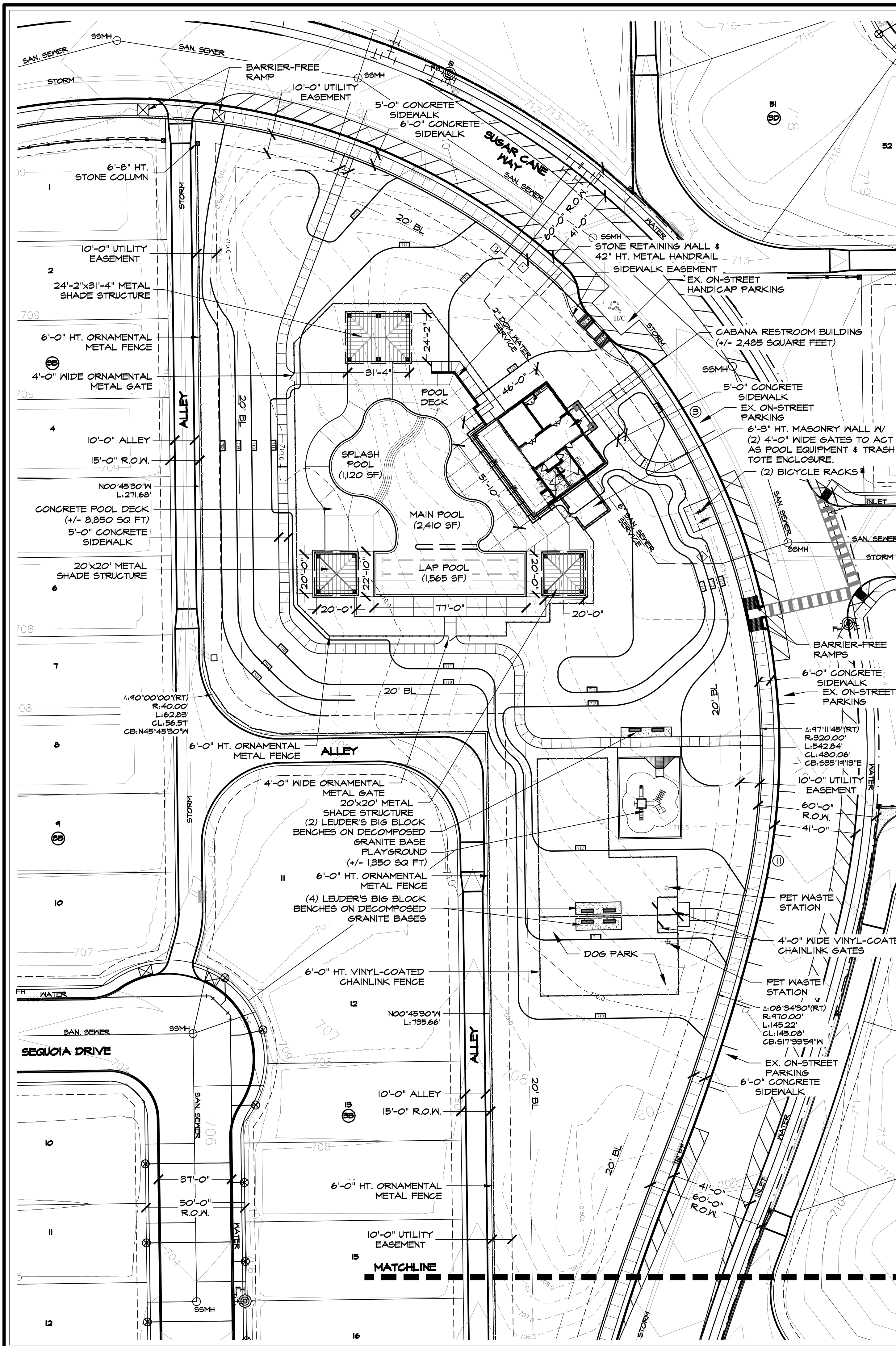




BLOCK 10/8735, LOT 1 SITE INFORMATION

ZONING: PD-921
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 105,512 S.F. OR 2.42 ACRES
BUILDING AREA: 2,485 SF
RESTROOM & STORAGE: 635 SF
AIR-CONDITIONED SPACES: 635 SF
ATTACHED OUTDOOR: 1,215 SF

BUILDING HEIGHTS: MAX. STRUCTURE HEIGHT ALLOWED - 36'
FLOOR TO AREA: PROPOSED STRUCTURE HEIGHT - 22' (1 STORY)
MAX. FLOOR AREA ALLOWED FOR ACCESSORY COMMUNITY CENTER - 3,000 SQ FT
PROPOSED FLOOR AREA - 2,485 SQ FT
LOT COVERAGE: .0235:1 [2,485 / 105,512]
2.35%

TOTAL IMPERVIOUS SURFACE: 21,929 SF, 21.2%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 10,551 SF
INTERIOR LANDSCAPE PROVIDED: 81,283 SF

PARKING REQUIRED: 15 SPACES
PARKING PROVIDED: 15 SPACES TOTAL, (w/ 1 HANDICAP)
*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

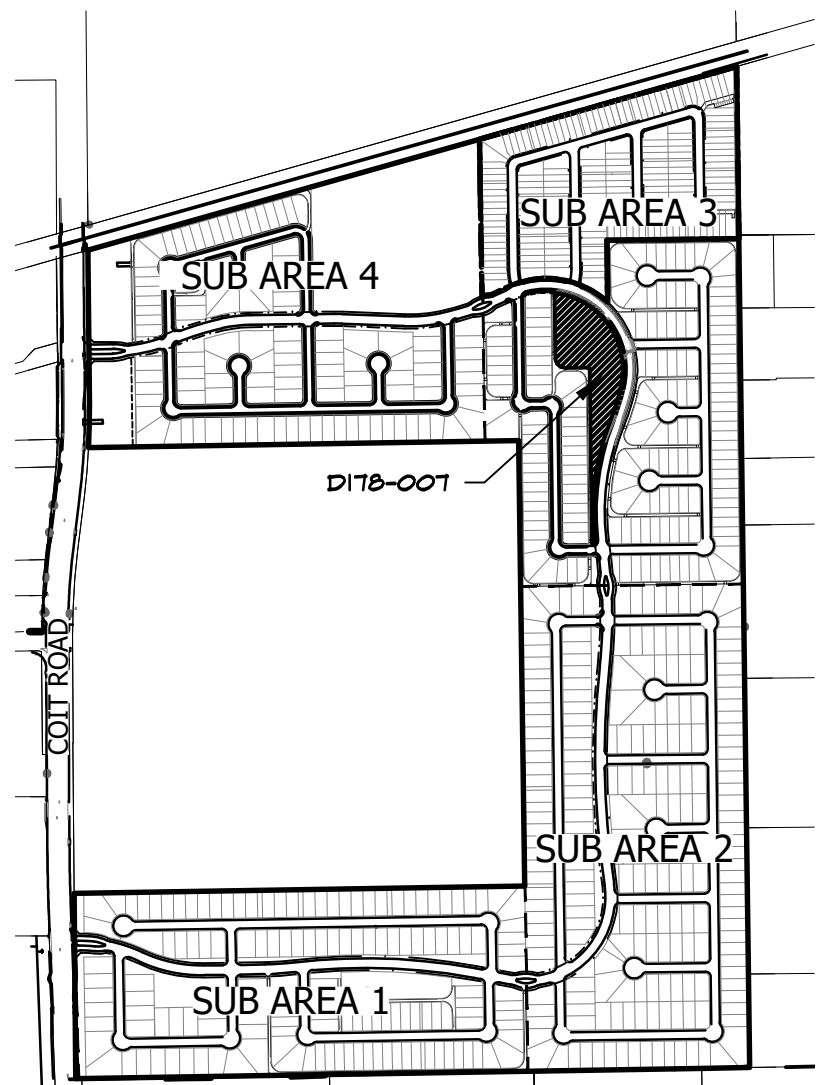
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	2"	2"	X		6"
2	2"	2"		X	

SITE NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- STRUCTURE IS NOT A FIRE-SPRINKLED BUILDING.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENED WITH A 6'-3" HT. MASONRY WALL. (2) 4'-0" WIDE SOLID WOOD GATES SHALL ALLOW ACCESS TO EQUIPMENT.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE STANDARD CITY OF DALLAS CONSTRUCTION DETAILS.

LEGEND

- PROPOSED PARKING COUNT
- H/C HANDICAP PARKING SPACE
- EXISTING FIRE HYDRANT
- SSMH EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING CURB INLET
- RIGHT-OF-WAY
- PROPOSED DOMESTIC WATER METER
- PROPOSED IRRIGATION WATER METER
- EXISTING AND/OR PROPOSED BARRIER FREE RAMP
- 6'-3" HT. SCREENING WALL TO ACT AS SWIMMING POOL AND TRASH TOTE ENCLOSURE.
- 6'-0" HT. ORNAMENTAL METAL FENCE
- 2 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- FFE 713.50 FINISHED FLOOR ELEVATION



PLANNED DEVELOPMENT DISTRICT #921
NOT TO SCALE

DEVELOPMENT PLAN CASE #D178-007 UNIVERSITY PLACE ~AMENITY CENTER~ LOT 1, BLOCK 10 / 8735

BEING 2.42 ACRES OUT OF THE CITY OF DALLAS BLOCK NO. 8735 & THE JOHN CLAY SURVEY ABSTRACT NO. 223 CITY OF DALLAS DALLAS COUNTY, TEXAS

OWNER:

CADG DALLAS 163, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
(469) 892-7200
CONTACT: SEAN TERRY

ENGINEER:

HALFF ASSOCIATES, INC.
1201 N. BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200
CONTACT: ROBERT GOSSETT

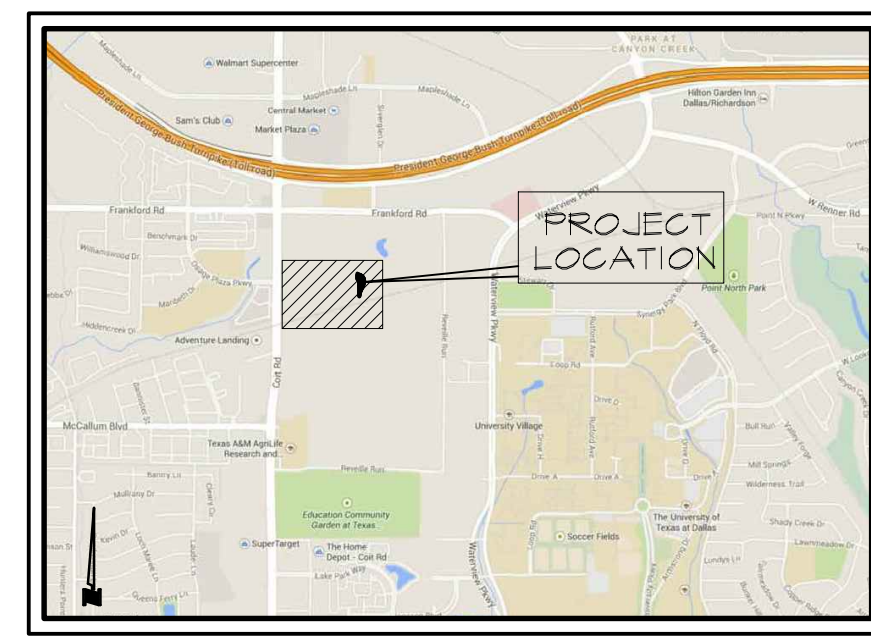
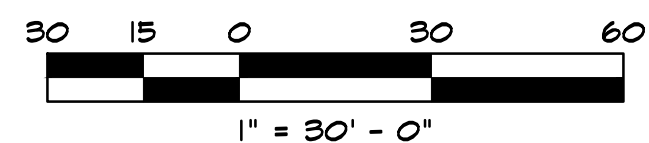
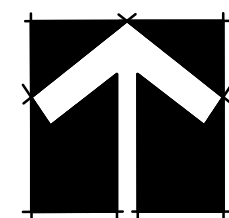
LANDSCAPE ARCHITECT:

STUDIO 13 DESIGN GROUP
386 W. MAIN STREET
LEWISVILLE, TEXAS 75056
(469) 635-1900
CONTACT: LEONARD W. REEVES



April 9, 2018

DEV1



LOCATION MAP
NOT TO SCALE