

08.07.2013

ALEXAN FAIRMOUNT II Dallas, Texas

PLAN DEVELOPMENT SUBDISTRICT No. 78
 W/MF-2 SUBDISTRICT IN PLANNED
 DEVELOPMENT DISTRICT No. 193

SITE LOCATION
 4210 FAIRMOUNT ST.
 DALLAS, TEXAS 75219

DEVELOPMENT STATISTICS
 TOTAL LAND AREA 3,727 AC (162,348)
 TOTAL UNITS 368 DU
 TOTAL DENSITY DU/AC 98.74 DU/AC

BUILDING GROUND FLOOR SQ-FT

Residential Bldg. 78,433 SF
 Garage 32,535 SF
 TOTAL AREA: 110,968 SF

LOT COVERAGE
 ACTUAL LOT COVERAGE: 110,968 SF
 LOT COVERAGE PERCENTAGE: 68.35%

PARKING REQUIRED

LIVABLE SQ-FT	# OF UNITS	# OF SPACES
ONE BEDROOM UNITS.	261	(261 X 1.5) = 391.5
TWO BEDROOM UNITS	107	(107 X 1.5) = 160.5
TOTAL PARKING SPACES NEEDED	368	552 SPACES

PARKING PROVIDED ON SITE 553 SPACES

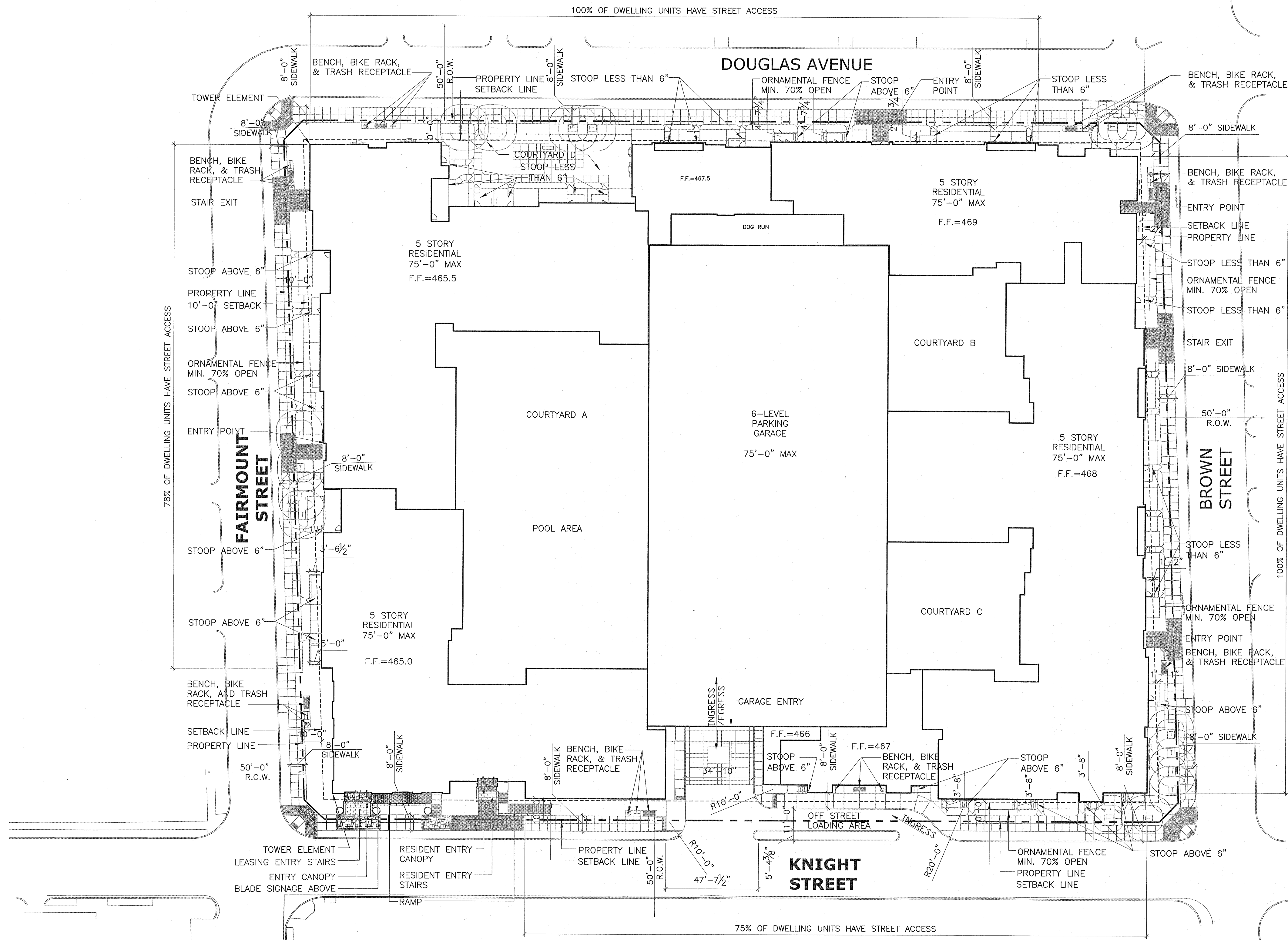
*CURB CUT DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS.

APPLICANT: MAPLE MULTI-FAMILY DEVELOPMENT, LLC

NAME: STEVE BANCROFT

ADDRESS: 3819 MAPLE AVE.
 DALLAS, TX 75219

TEL. NO: 214-922-8400



26 Development plan- Tract II of PD 193, Subdistrict 78
 1"=30'-0"



Project Number:
 Drawn By:
 Issue For:

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DEVELOPMENT PLAN
 TRACT II of PD-78
 D123-124

PLANNED DEVELOPMENT DISTRICT NO. 193
 PDS No. 78

Approved
 City Plan Commission
 September 24, 2013
 D.J.H.