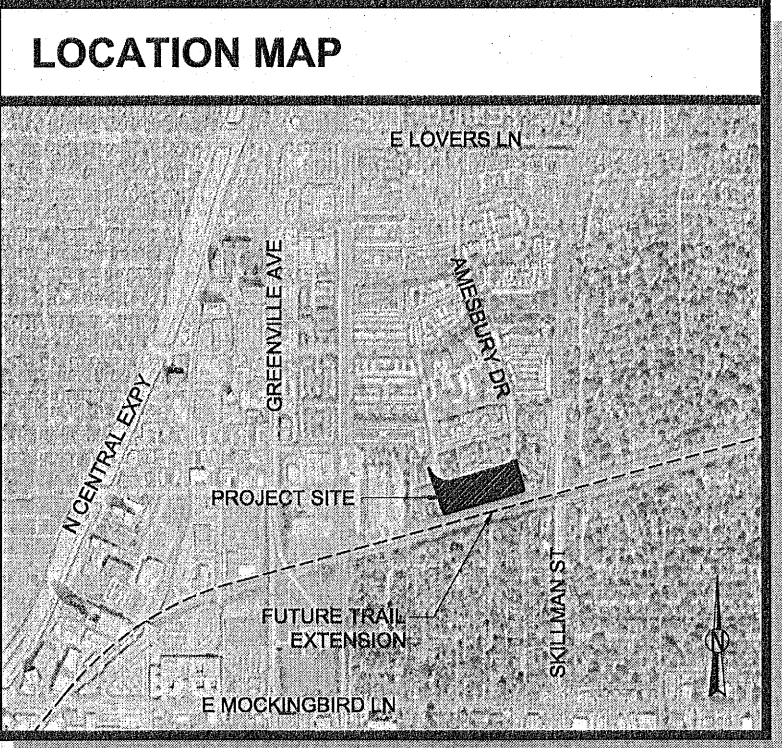


**GENERAL SITE NOTES**

THE ARCHITECTURAL DRAWINGS GRAPHICALLY INDICATE APPROXIMATE LOCATION OF BUILDINGS, PARKING AND DRIVES ONLY. UNIT PATIOS AND BALCONIES ARE SUBJECT TO CHANGE WITHIN THE BUILDING FOOTPRINT AND SHALL MEET ALL BUILDING SETBACK REQUIREMENTS PER THE CITY OF DALLAS.



HENSLEY LAMKIN RACHEL, INC.  
DALLAS • HOUSTON • SEATTLE  
WWW.HLRINC.NET  
PH: 972.726.9400

Revisions

**SITE DATA**

**SITE LOCATION**  
4662 AMESBURY DRIVE  
DALLAS, TX 75206

**SITE ZONING**  
PLANNED DEVELOPMENT DISTRICT 873, SUBAREA C

**SITE DENSITY**

SITE AREA 4.88 ACRES / 212,747 S.F.  
TOTAL UNITS 408 UNITS  
PROPOSED DENSITY 83.20 UNITS/ACRE

Planned Development District 873 Density Tracker			
Subarea	# of Units Allowed	# of Units Provided	Remaining Units Allowed
A	196*	196	0
B		320	830**
C		406	424**
D-1	1,150**	TBD	424**
D-2		TBD	424**

\*Section 51P-873.110.(b).1 - In Subareas A maximum number of dwelling units is 196  
\*\*Section 51P-873.110.(b).2 - In Subareas B, C, D-1 and D-2 maximum number of dwelling units is 1,150

**ZONING SUMMARY**

MF-1(A) MULTI FAMILY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO 873 - ORDINANCE NO. 28843

**LOT COVERAGE**

SITE AREA 4.88 ACRES / 212,747 S.F.  
MAXIMUM LOT COVERAGE 85%  
PROPOSED LOT COVERAGE 170,198 S.F. (80%)

**PARKING & LOADING**

PARKING REQUIRED  
555 BEDROOMS @ 1 SPACE PER BEDROOM 555 SPACES

PARKING PROPOSED  
MIN. 1.15 SPACES PER BEDROOM MIN. 638 SPACES

BICYCLE PARKING REQUIRED 22 SPACES  
BICYCLE PARKING PROVIDED 22 SPACES IN GARAGE

NO LOADING ZONE REQUIRED

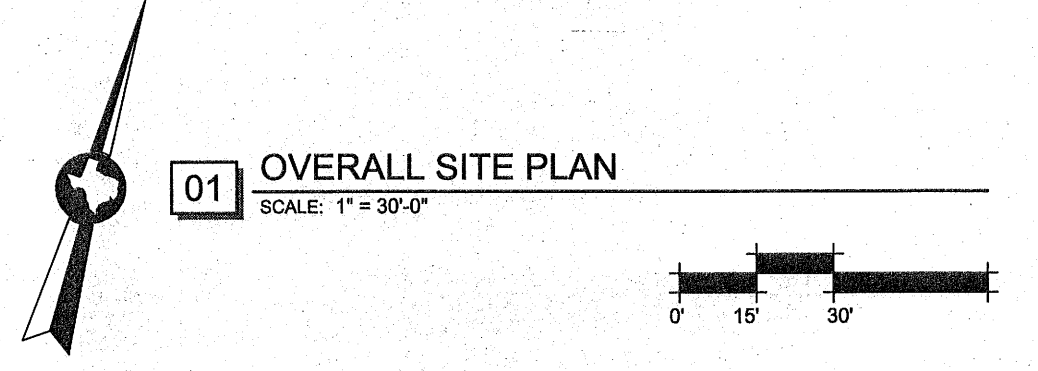
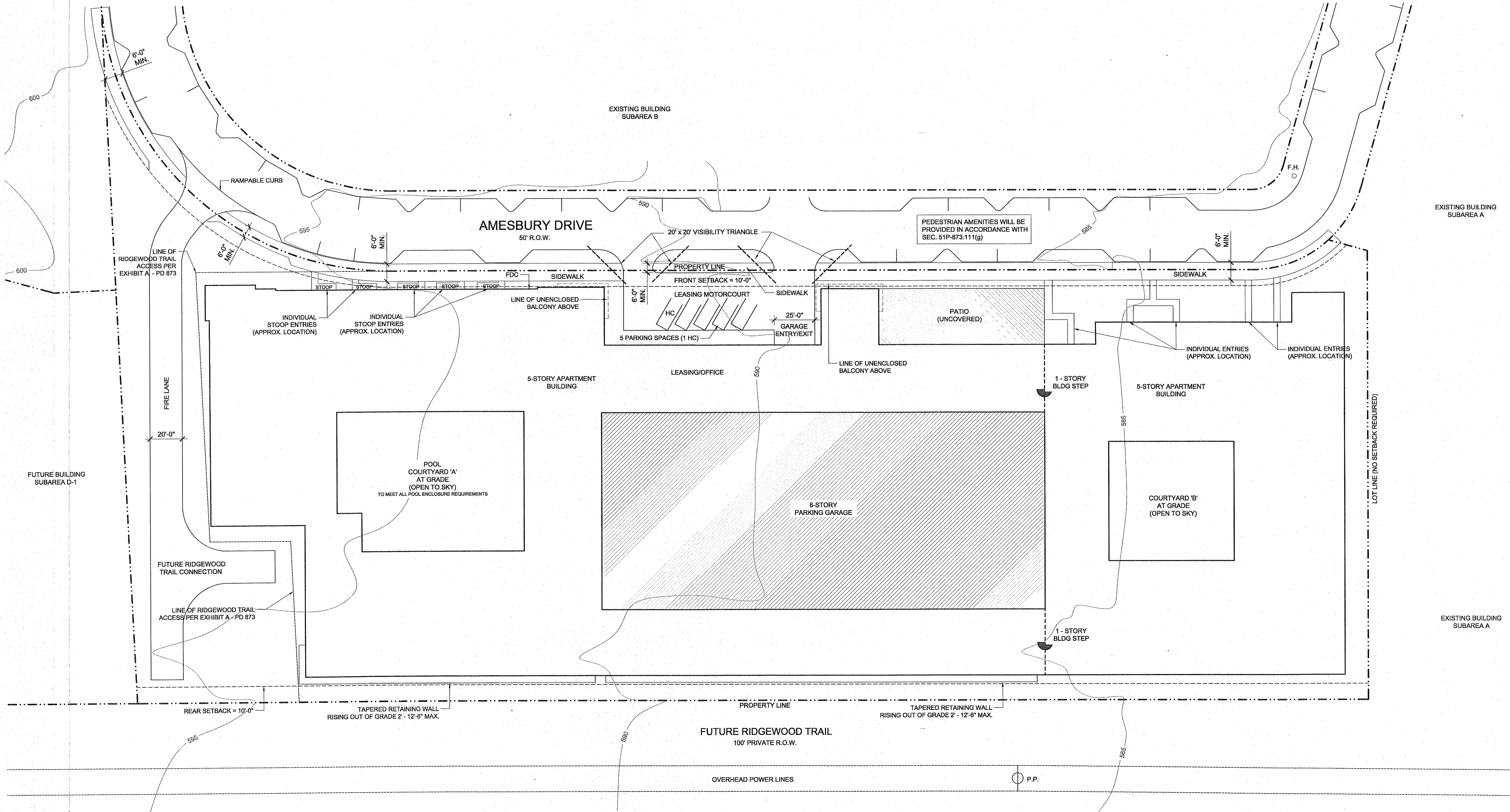
**BUILDING HEIGHT**

MAXIMUM HEIGHT ALLOWED\* 65'-0"  
MAXIMUM HEIGHT PROPOSED 65'-0"  
\* ADDITIONAL 4'-0" ALLOWED FOR PARAPETS

**UNITS ACCESSIBLE FROM STREET**

STREET ACCESSIBLE UNITS REQUIRED  
75% OF 13 UNITS ON STREET = 10 UNITS

STREET ACCESSIBLE UNITS PROVIDED  
= 10 UNITS



**Engineer/Surveyor**  
Spiars Engineering, Inc.  
765 Custer, Suite 100  
Plano, Texas 75074  
Telephone (972) 422-0077  
Contact: Kevin Wier

**Owner**  
JLB 4662 Amesbury Partners, LP  
3890 W. Northwest Highway, 7th Floor  
Dallas, Texas 75220  
Telephone (972) 271-8490  
Contact: Britton Church

**Development Plan**  
**ASH AT THE BRANCH ADDITION**  
Proposed Lot 2, Block A/5403  
William P. Carder Survey, Abstract No. 828  
City of Dallas, Dallas County, Texas  
City Plan File No. S \_\_\_\_\_

PLANNED DEVELOPMENT DISTRICT NO. 873  
DEVELOPMENT PLAN D145-028(DJ)

BRUCE W. RACHEL, AIA  
TX LICENSE NO. 14373  
PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION  
NOT FOR GOVERNMENTAL REVIEW

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Project Title:  
**ASH AT THE BRANCH**  
AMESBURY SUBAREA C  
DALLAS, TEXAS



Design Dev. Set Issue: 07.07.15  
Permit Set Issue: ---  
Construction Set Issue: ---  
Project ID  
**15015**  
Drawing No.

**A1.2**  
DEVELOPMENT PLAN