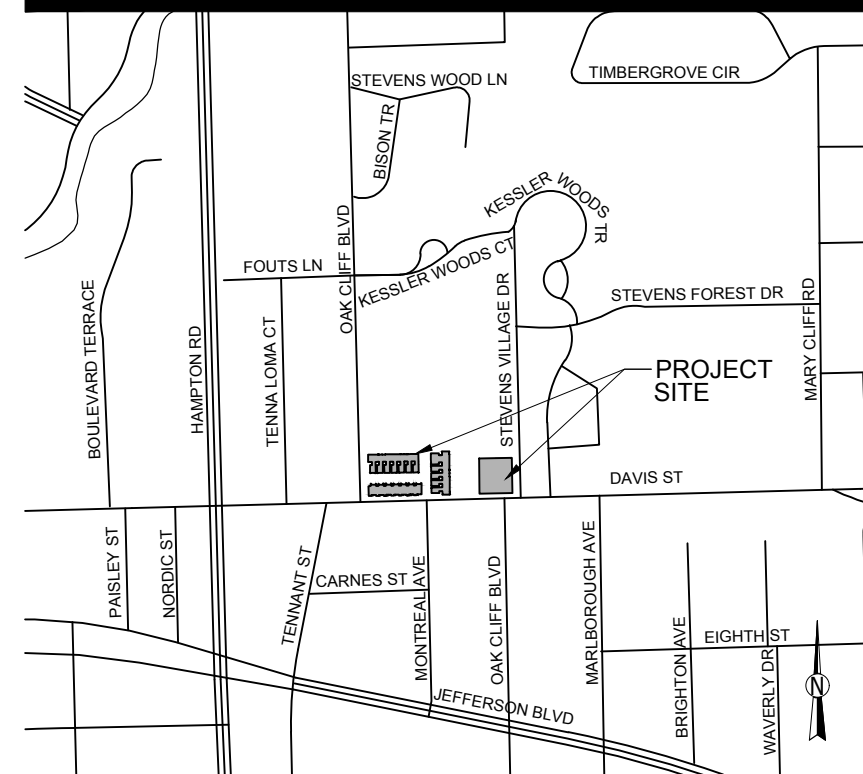


LEGEND

PROPOSED SIDEWALK/
FLATWORK

VICINITY MAP



PD INFORMATION

SETBACKS
 SETBACK AT STEVENS VILLAGE DR = 10 FT.
 SETBACK AT DAVIS ST = 10 FT.
 SETBACK AT OAK CLIFF BLVD = 25 FT.
 SETBACK AT NORTH PROPERTY LINE = 10 FT.

DWELLING UNITS TABULATION

UNITS ALLOWED
 TRACT 1 AND 2 = 63 UNITS
 TRACT 3 = 20 UNITS
 TRACT 4 = 42 UNITS
 TOTAL ALLOWED = 125 UNITS

UNITS PROVIDED
 TRACT 1 AND 2 = 57 UNITS
 TRACT 3 = 20 UNITS
 TRACT 4 = 42 UNITS
 TOTAL PROVIDED = 119 UNITS

SITE INFORMATION

SITE LOCATION
 STEVENS VILLAGE DR
 & DAVIS ST, DALLAS, TX

SITE ZONING
 PD-768

SITE DATA
 TOTAL SITE AREA = 116,058 S.F.

TRACT 3 - APPROX. 1.81 ACRES
 MAX. ALLOWED HEIGHT = 42' / 3 STORIES
 PROPOSED MAX. HEIGHT
 BLDG #1 & #2 = 26' / 2 STORIES
 BLDG #3 = 38' / 3 STORIES

MAX. ALLOWED LOT COVERAGE = 80%
 PROPOSED LOT COVERAGE = 77%

MAX. ALLOWED NUMBER OF UNITS = 20
 PROPOSED NUMBER OF UNITS = 20

PROPOSED BUILDINGS S.F. = 101,685 S.F.

REQUIRED PARKING
 2 PER UNIT = 40 SPACES
 GUEST = 03 SPACES
 TOTAL REQUIRED = 43 SPACES

PROVIDED PARKING
 20 UNITS @ 2 SPACES = 40 SPACES
 SURFACE SPACES = 03 SPACES
 TOTAL PROVIDED = 43 SPACES

BICYCLE PARKING TO BE PROVIDED INSIDE THE TOWNHOME UNITS.

TRACT 4 - APPROX. 0.85 ACRES
 MAX. ALLOWED HEIGHT = 70' / 6 STORIES
 PROPOSED MAX. HEIGHT
 BLDG #4 = 70' / 6 STORIES

MAX. ALLOWED LOT COVERAGE = 80%
 PROPOSED LOT COVERAGE = 75%

MAX. ALLOWED NUMBER OF UNITS = 42
 PROPOSED NUMBER OF UNITS
 ONE BED = 08
 TWO BED = 34
 TOTAL PROPOSED UNITS = 42

PROPOSED BUILDINGS S.F.
 RESIDENTIAL = 55,310 S.F.
 LEASING / AMENITY = 3,000 S.F.
 RETAIL = 3,600 S.F.
 AMENITY DECK AREAS = 2,800 S.F.
 TOTAL = 64,710 S.F.

REQUIRED PARKING
 ONE BED @ 1.0 = 08 SPACES
 TWO BED @ 1.5 = 51 SPACES
 RETAIL @ 1/200 = 18 SPACES
 TOTAL REQUIRED = 77 SPACES

PROVIDED PARKING
 RESIDENTIAL = 84 SPACES
 NON-RESIDENTIAL = 20 SPACES
 TOTAL PROVIDED = 104 SPACES

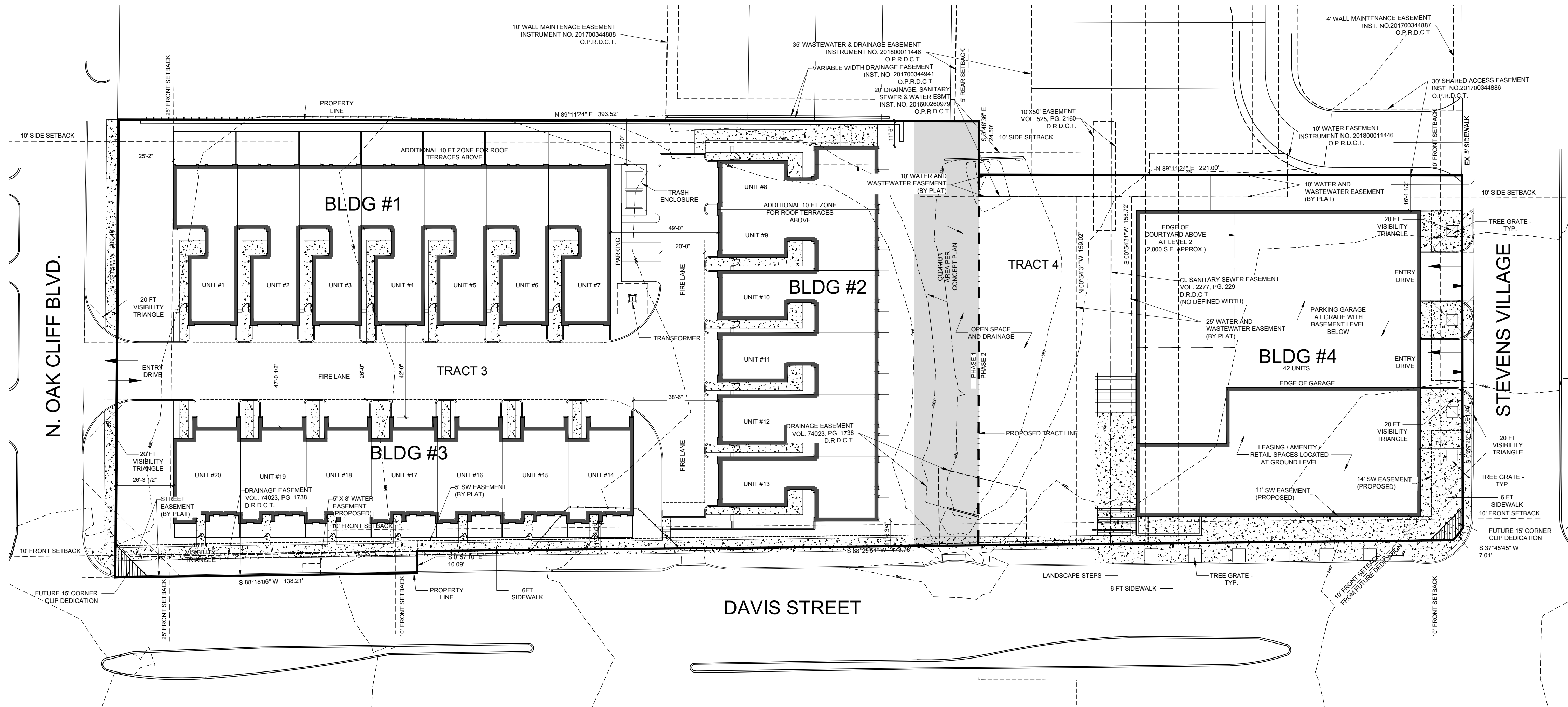
NOTES FOR TRACT 4:
 1. ALL OFF-STREET PARKING SPACES TO BE PROVIDED INSIDE THE PARKING GARAGE STRUCTURE.
 2. BICYCLE PARKING TO BE PROVIDED INSIDE THE GARAGE.
 3. LOADING TO BE PROVIDED INSIDE THE GARAGE
 4. NO PARKING REDUCTION IS PROPOSED PER SHARED TABLE TABLE IN PD.

PROJECT MGR:

DRAWN BY:

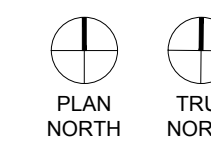
CHECKED BY:

REVISIONS



DEVELOPMENT PLAN

SCALE: 1:30



Project Title:

**KESSLER
WEST**

DALLAS
TEXAS

DD Set Issue: ---

Permit Set Issue: ---

Construction Set Issue: ---

Project ID
17345

Drawing No.

DEVELOPMENT PLAN
 PD NO. 768
 TRACK 3 & 4
 D189-007