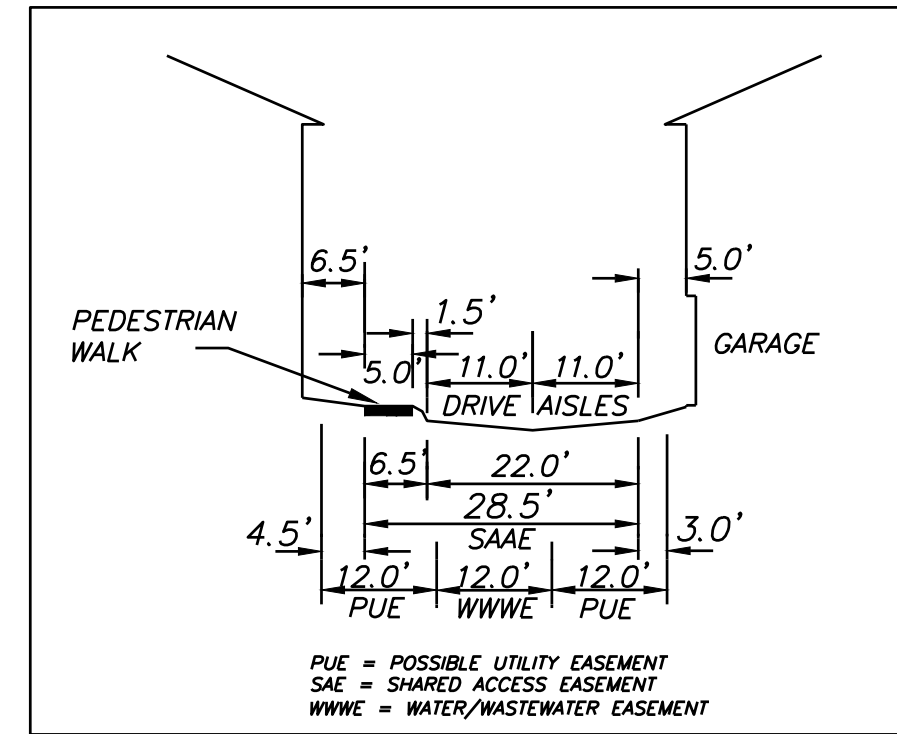


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**CAUTION !!!
EXISTING UTILITIES**

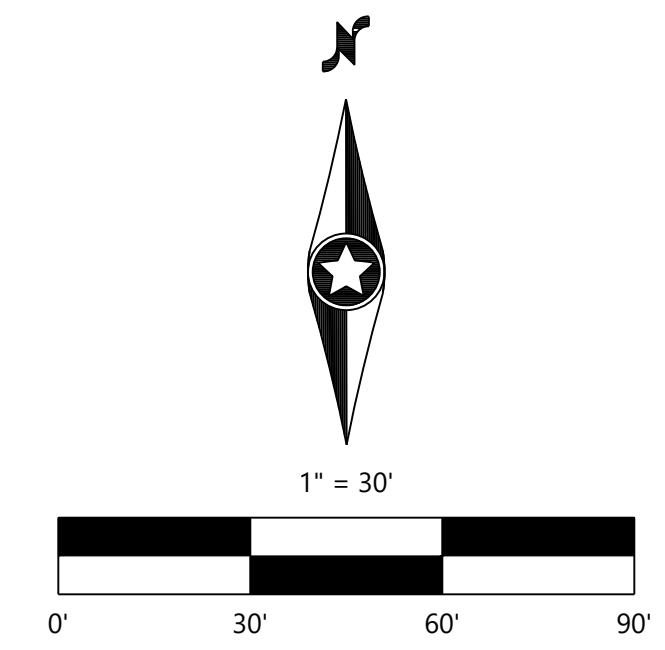
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



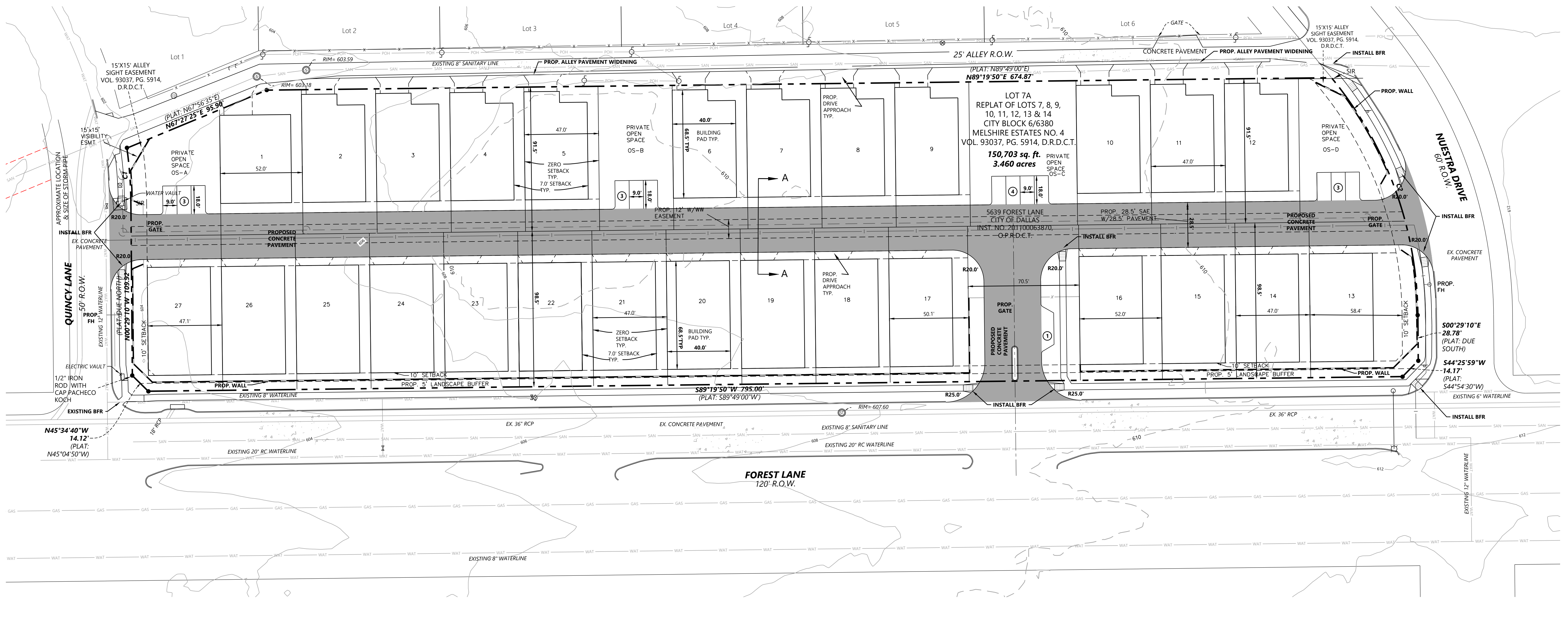
DETAIL - CROSS SECTION A-A

SITE DATA TABLE PLANNED DEVELOPMENT DISTRICT	
TOTAL SITE AREA	150,703 SF/3.460 AC.
LAND USE	SINGLE FAMILY
TOTAL DENSITY	27 LOTS = 7.8 UN/AC
LOT AREA	4300 SF MIN.
NET LOT AREA - NORTH LOTS (NET OF SAAE)	3666 SF
NET LOT AREA - SOUTH LOTS (NET OF SAAE)	3924 SF
LOT WIDTH	47 FT MIN.
LOT COVERAGE - MAXIMUM	61.0%
BUILDING HEIGHT - MAXIMUM	30 FEET
PARKING	
RESIDENT PARKING REQUIRED (IN GARAGE)	54 SPACES
VISITOR PARKING REQUIRED: 0.25 SPACES PER UNIT	7 SPACES
TOTAL PARKING REQUIRED	61 SPACES
RESIDENT PARKING PROVIDED (IN GARAGE)	54 SPACES
VISITOR PARKING PROVIDED	14 SPACES
TOTAL PARKING PROVIDED	68 SPACES
SETBACKS	
SETBACK: FOREST LANE	10 FT
SETBACK: NUESTRA DRIVE	10 FT
SETBACK: QUINCY DRIVE	10 FT
SETBACK: ACCESS DRIVE	5 FT
SETBACK: ALLEY	3 FT
PRIVATE OPEN SPACES - TOTAL THREE AREAS	13,320 SF
LANDSCAPE AREA (INCLUDING OPEN SPACES)	46,309 SF/30.7%
IMPERVIOUS AREA	104,394 SF/69.3%

LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED SCREENING WALL
	EXISTING INDEX CONTOUR
	EXISTING INTERVAL CONTOUR
	BARRIER FREE RAMP



NOTE: BUILDING LINES CREATED BY PREVIOUS PLATS WILL BE ABANDONED BY THE REPLAT OF THE SUBJECT PROPERTY. BUILDING LINES SHOWN HEREON SHALL BE USED FOR THIS DEVELOPMENT.



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FOREST PARK DEVELOPMENT

DESIGNED:	LLK
CHECKED:	AWS
DRAWN:	WTV
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	6' or 3"

INITIAL ISSUE:	07-15-2020
REVISIONS:	02-17-2021
	04-08-2021

PREPARED FOR:
FOREST PARK DEVELOPMENT, LLC
 6310 LEMMON AVENUE, SUITE 202
 DALLAS, TEXAS 75209

FOREST PARK DEVELOPMENT
 5639 FOREST LANE
 DALLAS, TEXAS

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 Westwood Professional Services, Inc.
 TSP FIRM REGISTRATION NO. F-11758
 TSP FIRM REGISTRATION NO. 10074301

ZONING CASE NO. _____ SHEET NUMBER: _____

DEVELOPMENT PLAN DP

PROJECT NUMBER: 0021806.00 DATE: 07-15-2020