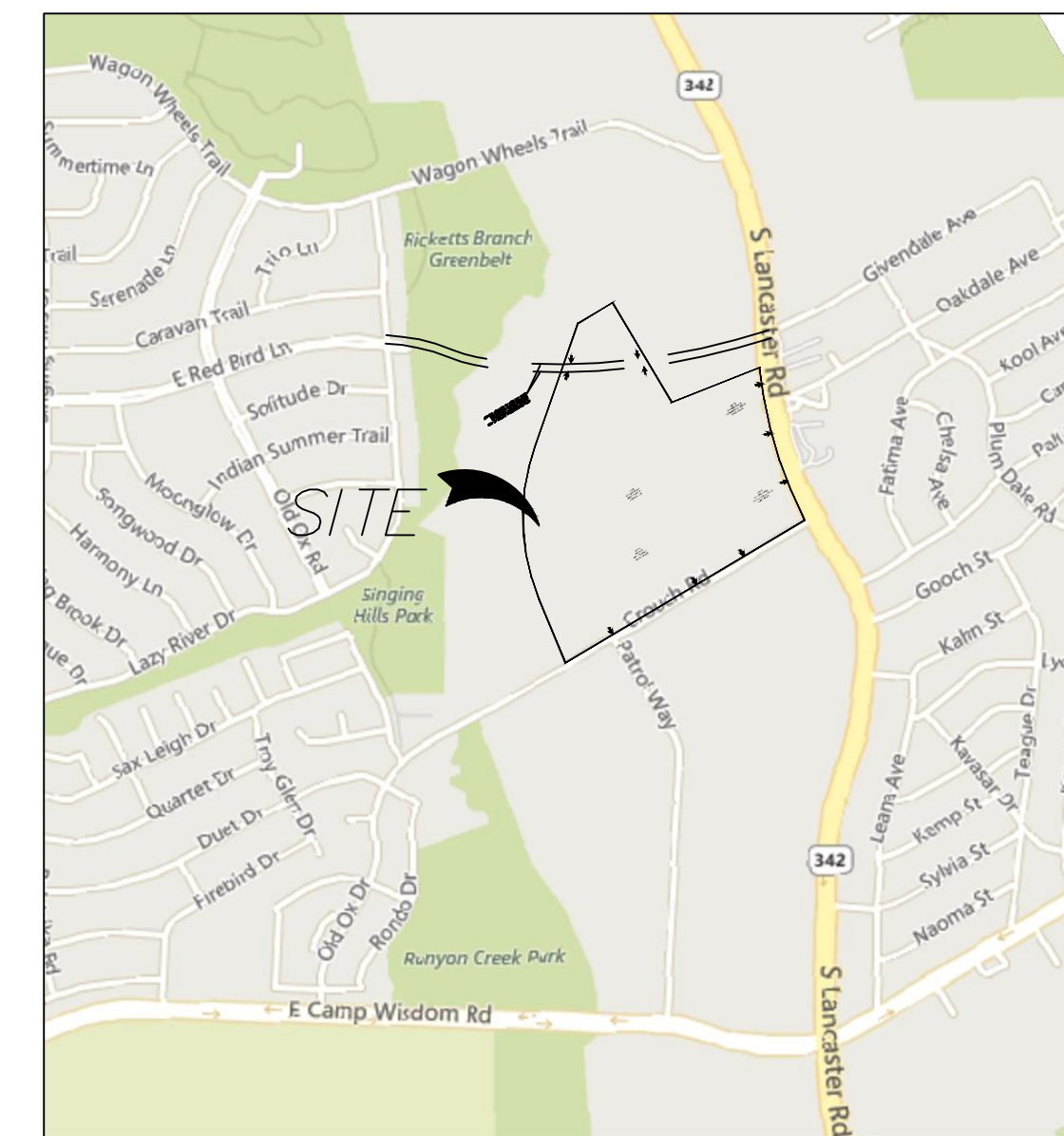
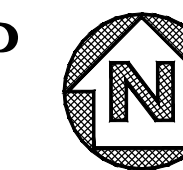


- NOTES:
1. SIDEWALK ROUTING INTERNAL TO SITE TBD.
  2. HANDICAP ACCESSIBLE PARKING WILL BE PROVIDED AT FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  3. SITE WILL MEET ARTICLE X LANDSCAPE REQUIREMENTS.
  4. PARKING SPACE DIMENSIONS SHALL BE 9 FT X 18 FT UNLESS OTHERWISE NOTED.
  5. ACCESS AISLES SHALL BE 26 FT WIDE WHERE BUILDINGS ARE 30 FT OR GREATER IN HEIGHT, 24 FT OTHERWISE.
  6. ALL TURN RADII ARE MINIMUM 25 FT.
  7. FINAL CONFIGURATION OF SIDEWALK CONNECTIONS TO MULTIFAMILY UNITS ALONG CROUCH STREET TO BE DETERMINED BY GRADES AND PROVIDED IN ACCORDING WITH ACCESSIBILITY STANDARDS.
  8. INGRESS/EGRESS POINTS SHOWN ARE APPROXIMATE.



**VICINITY MAP**

NOT TO SCALE

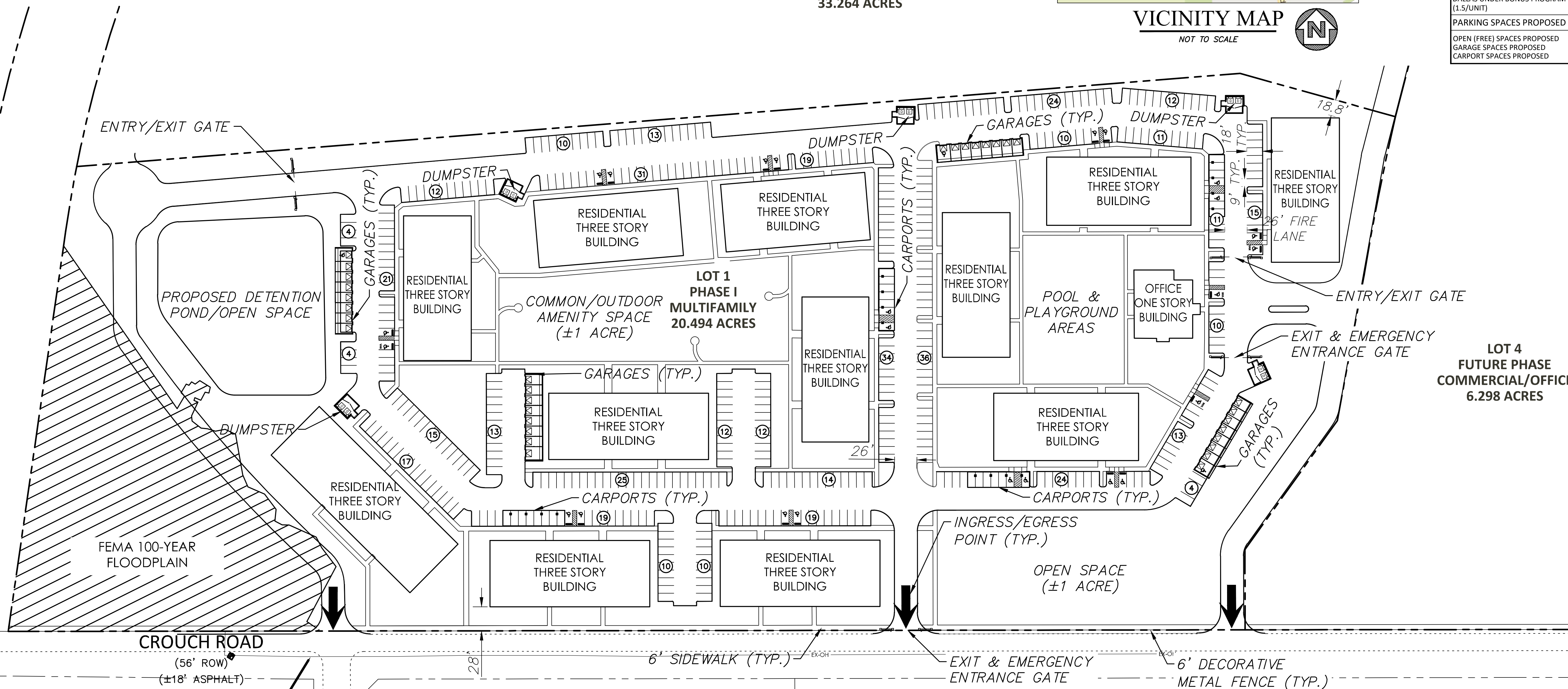


LOT 1 - SITE DATA TABLE		
TOTAL SITE AREA	892,436 SF	20.49 AC
LAND USE	MU-1 (MULTIFAMILY APARTMENTS)	
TOTAL FLOOR AREA	447,376 SF	
PROPOSED UNIT COUNT	300	
TOTAL DENSITY	14.6 UNITS/AC	
	MAX.	PROVIDED
BUILDING HEIGHT	36 FT SUBJECT TO RPS	36 FT
BUILDING STORIES	NO MAX STORIES	3
LOT COVERAGE	60%	19%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT	21 FT
SIDE SETBACK	10 FT	13 FT
REAR SETBACK	15 FT UNLESS ABUTTING MF OR COMMERCIAL DISTRICT 368 FT	
PARKING		
	REQ.	PROVIDED
PARKING	375 (1.25/UNIT \$51A-4.1107)	450 STANDARD 32 GARAGES 29 CARPORTS

**LOT 2  
FUTURE PHASE  
MULTIFAMILY  
33.264 ACRES**

**PHASE I PARKING SUMMARY**

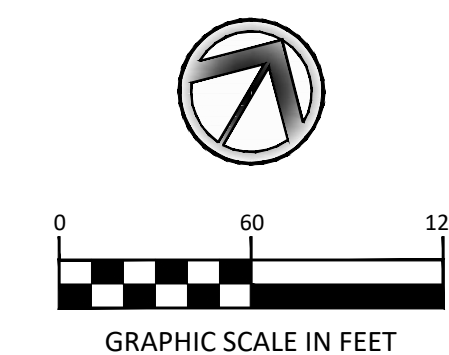
PARKING SPACES REQUIRED	
TOTAL UNITS PROPOSED	300
TOTAL SPACES REQUIRED BY CITY OF DALLAS UNDER BONUS PROGRAM (1.5/UNIT)	450
PARKING SPACES PROPOSED	
OPEN (FREE) SPACES PROPOSED	450
GARAGE SPACES PROPOSED	32
CARPORT SPACES PROPOSED	29



**LOT 4  
FUTURE PHASE  
COMMERCIAL/OFFICE  
6.298 ACRES**



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**DEVELOPMENT PLAN**  
SOUTH LANCASTER RD & CROUCH RD  
DALLAS, TX