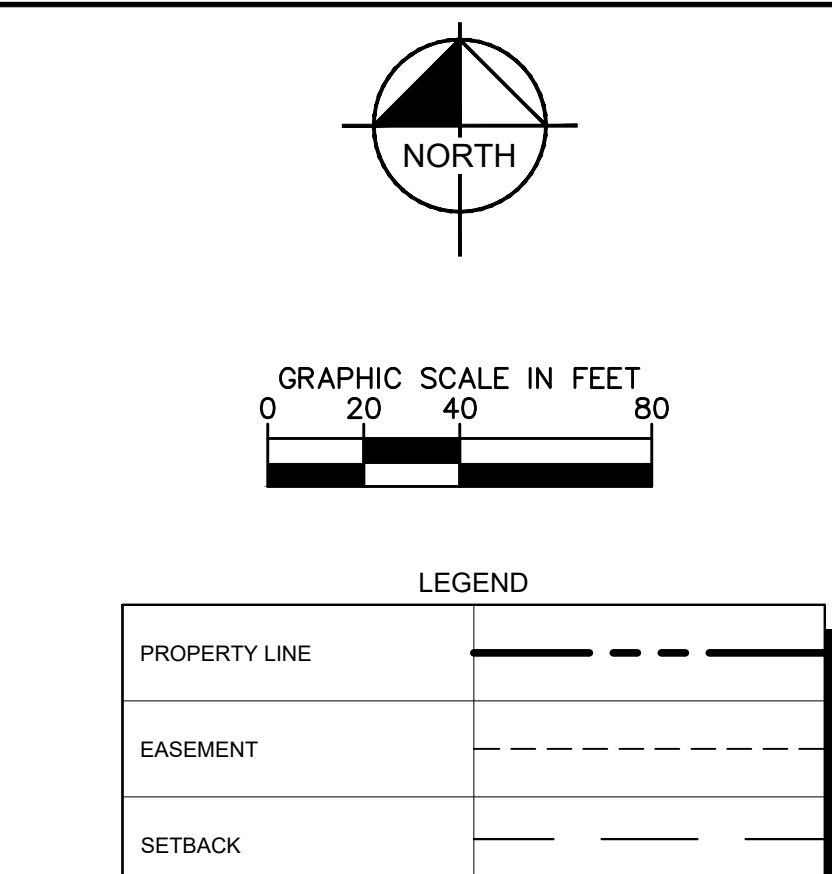
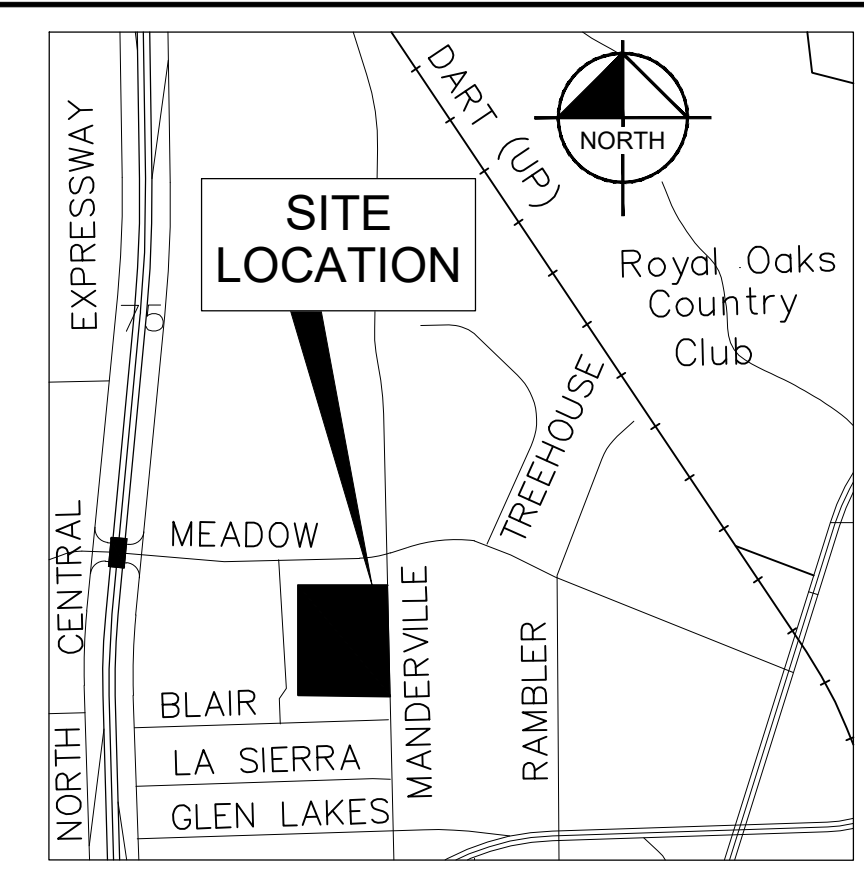
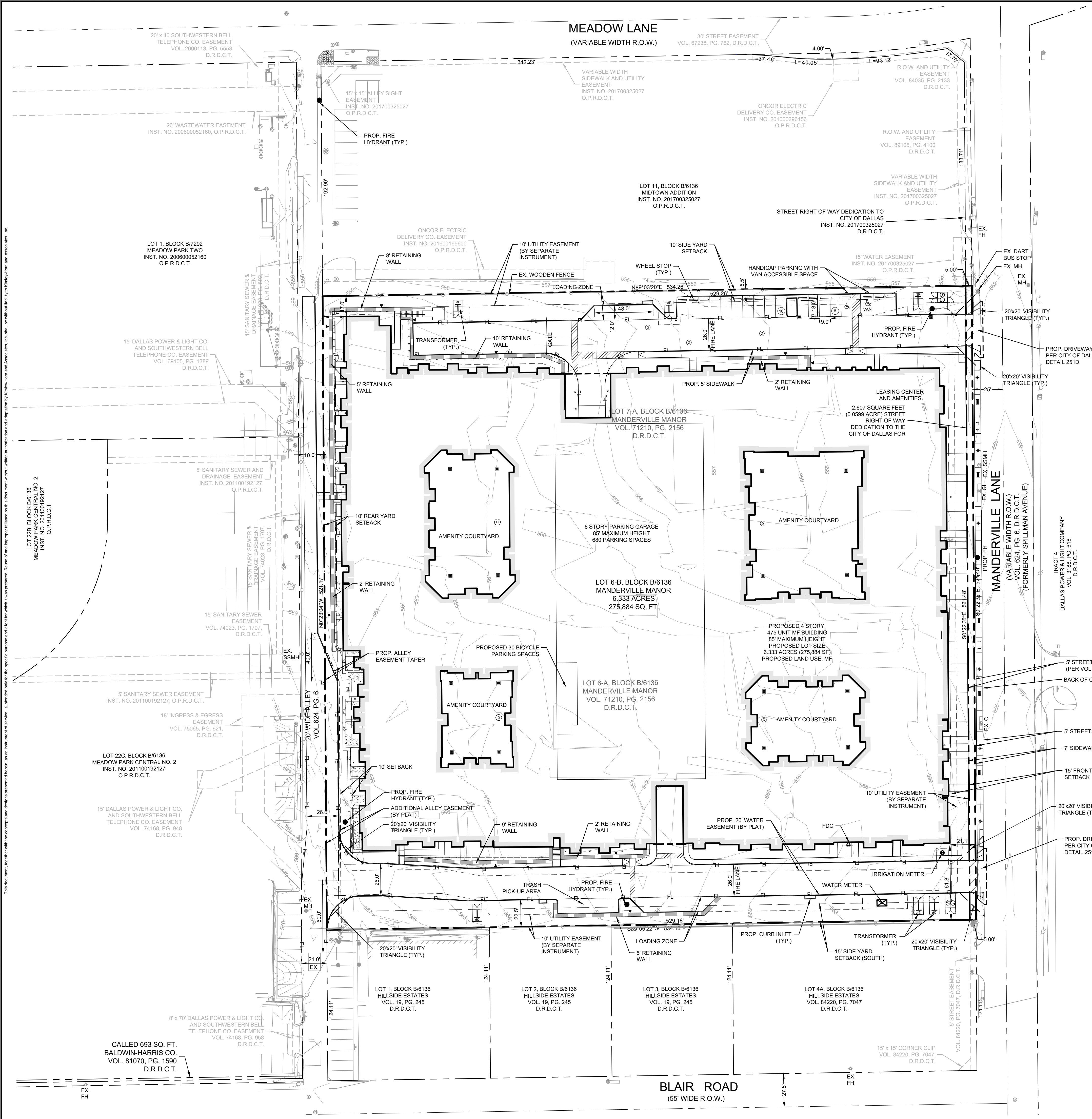


IMAGES: 10/11/2021 10:58 AM - 10/11/2021 10:58 AM  
 PLOTTED BY: JEFFREY W. WILLIAMS, 10/11/2021 10:58 AM  
 DRAWN BY: JEFFREY W. WILLIAMS, 10/11/2021 10:58 AM  
 DATE: 10/11/2021  
 C:\PROJECTS\2021\FAIRFIELD AT MANDERVILLE\DWG\DP-01.DWG (DEVELOPMENT PLAN)



LOCATION MAP  
N.T.S.  
MAPSCO 26-K

PARKING DATA	
PARKING REQUIRED	NUMBER OF PARKING SPACES
1 SPACE PER ONE BEDROOM (375 ONE-BEDROOM/EFFICIENCY)	375
1 SPACE PER BED IN TWO BEDROOM (100 TWO-BEDROOMS)	200
0.25 SPACE PER UNIT (GUEST)	119
TOTAL VEHICLE PARKING REQUIRED	694
BICYCLE PARKING - 1 PER 25 REQ. RESIDENT PARKING REQUIREMENT	28
GUEST BICYCLE PARKING - 2 PER 10 BICYCLE PARKING REQUIREMENT	6
TOTAL BICYCLE PARKING REQUIRED (TOTAL 30 MAX.)	30
ONSITE GARAGE PARKING	680
ADDITIONAL ON-SITE SURFACE PARKING	18
VEHICLE PARKING PROVIDED	698
BICYCLE PARKING PROVIDED	30

SITE DATA	
LAND USAGE	MULTIFAMILY
SITE TOTAL AREA	275,884 S.F. (6.333 ACRES)
TOTAL BUILDING FOOTPRINT AREA	164,912 S.F.
*LOT COVERAGE RATIO (MAX. 80%)	164,912 S.F. / 275,884 S.F. = 59.8%
GROSS FLOOR AREA	726,972 S.F.
*FLOOR/AREA RATIO (MAX. NONE)	726,972 S.F. / 275,884 S.F. = 2.64

UNIT DATA	
TOTAL NUMBER OF UNITS	475
TOTAL UNIT AREA	379,895 S.F.
*DENSITY (MAX. 75 UNITS/AC)	75.0 UNITS/AC
*LOT SIZE (MIN. NONE)	580 S.F./UNIT

BUILDING DATA	
NUMBER OF APARTMENT STORIES	4
NUMBER OF GARAGE STORIES	6
*HEIGHT OF APARTMENTS (MAX. 85')	50'
*HEIGHT OF GARAGE (MAX. 85')	55'

\*NOTE: REGULATIONS ADJUSTED BY DEVELOPMENT BONUSSES. REFER TO NOTE #1.

PLANNED DEVELOPMENT DISTRICT NO. 1030  
DEVELOPMENT PLAN  
D201-007

**DEVELOPMENT PLAN**  
**FAIRFIELD AT MANDERVILLE**  
 LOT 6B, BLOCK B/6136  
 MANDERVILLE MANOR  
 DAVID BARROW SURVEY, ABSTRACT NO. 177  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**OWNER:**  
 PERSIST INVESTMENT CORPORATION  
 575 SUTTER STREET, SUITE 300  
 SAN FRANCISCO, CALIFORNIA 94102  
 PHONE: 415-291-8296 x104  
 CONTACT: CINDY NGUYEN

**OWNER:**  
 PEARL INVESTMENT CORPORATION  
 575 SUTTER STREET, SUITE 300  
 SAN FRANCISCO, CALIFORNIA 94102  
 PHONE: 415-291-8296 x104  
 CONTACT: CINDY NGUYEN

**OWNER/DEVELOPER:**  
 FRH REALTY LLC  
 7301 N. STATE HIGHWAY 161, SUITE 260  
 IRVING, TEXAS 75063  
 PHONE: 214-574-1755  
 CONTACT: LARRY LEE

**ENGINEER/SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2201 WEST ROYAL LANE, SUITE 275  
 IRVING, TEXAS 75063  
 PHONE: 214-420-5600  
 CONTACT: JOE FRACCARO, P.E.

**Kimley»Horn**  
 2201 WEST ROYAL LANE, SUITE 275  
 IRVING, TX 75063  
 PHONE: 214-420-5600  
 WWW.KIMLEY-HORN.COM TX F-928  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

THIS DEVELOPMENT PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064575900	07/12/2021	AS SHOWN	ARW	ARW	JAF

FAIRFIELD AT MANDERVILLE  
 PREPARED FOR  
 FAIRFIELD RESIDENTIAL  
 D201-007 & S201-601  
 CITY OF DALLAS, TEXAS

**DEVELOPMENT PLAN**

SHEET NUMBER  
1 OF 1

NO.	REVISIONS	DATE	BY