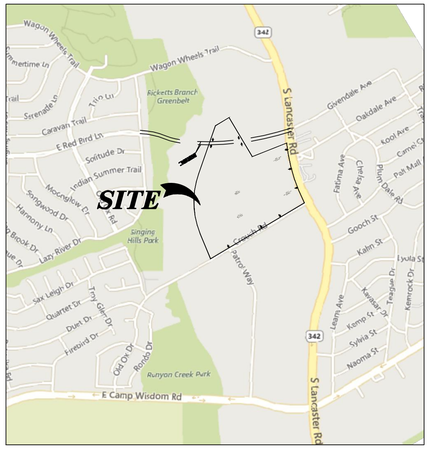
NOTES:
1. SIDEWALK ROUTING INTERNAL TO SITE TBD.
2. HANDICAP ACCESSIBLE PARKING WILL BE PROVIDED AT FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. SITE WILL MEET ARTICLE X LANDSCAPE REQUIREMENTS.
4. PARKING SPACE DIMENSIONS SHALL BE 9FT X 18FT UNLESS OTHERWISE NOTED.
5. ACCESS AISLES SHALL BE 26 FT WIDE 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 |
| BUIDING 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<br>32 GARAGES<br>29 CARPORTS |

**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 | 490 |
| GARAGE SPACES PROPOSED | 32 |
| CARPORT SPACES PROPOSED | 29 |
| TOTAL PARKING | 551 |

**TRACT 2**
**MULTIFAMILY**
**33.264 ACRES**

**TRACT 1**
**MULTIFAMILY**
**20.494 ACRES**

**TRACT 4**
**COMMERCIAL/OFFICE**
**6.298 ACRES**

ENTRY/EXIT GATE
SELF-STORAGE UNITS (500 SF)
DUMPSTER
GARAGES (TYP.)
RESIDENTIAL THREE STORY BUILDING
COMMON/OUTDOOR AMENITY SPACE (±1 ACRE)
PROPOSED DETENTION POND/OPEN SPACE
DART RAIL
FEMA 100-YEAR FLOODPLAIN
CARPORTS (TYP.)
26'
18.8'
9' TYP.
18' TYP.
26' FIRE LANE
POOL & PLAYGROUND AREAS
OFFICE ONE STORY BUILDING
EXIT & EMERGENCY ENTRANCE GATE
INGRESS/EGRESS POINT (TYP.)
DOG PARK
OPEN SPACE (±1 ACRE)
CROUCH ROAD
(56' ROW)
(±18' ASPHALT)
6' SIDEWALK (TYP.)
6' DECORATIVE METAL FENCE (TYP.)
IAY
28'

0 60 120
GRAPHIC SCALE IN FEET

DEVELOPMENT PLAN
SOUTH LANCASTER RD & CROUCH RD
DALLAS, TX

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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(TX REG. F-1114)

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