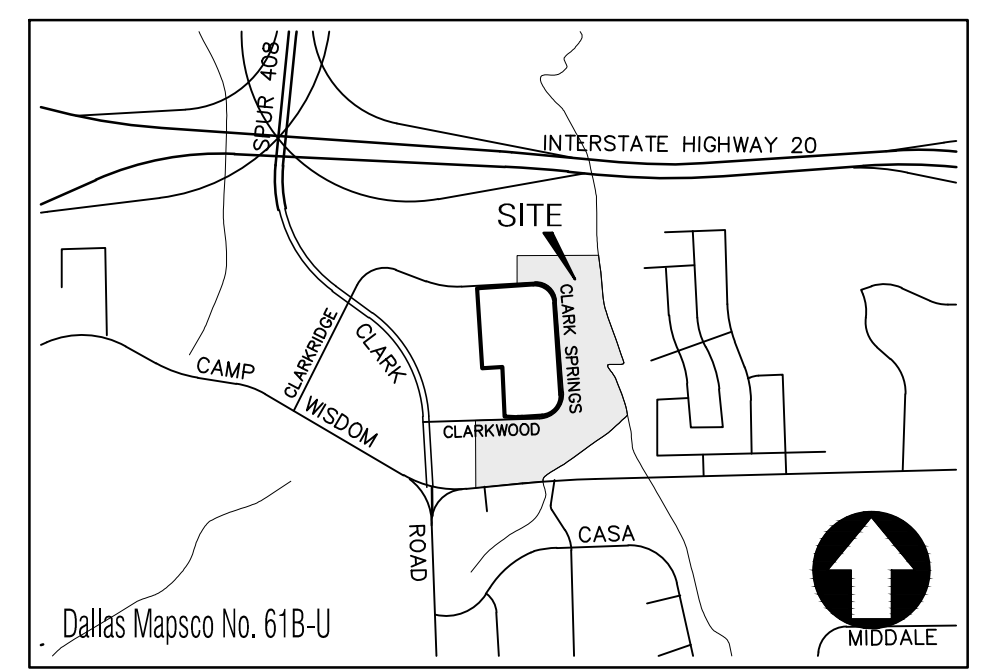


SITE DEVELOPMENT INFORMATION TABLE			
DESCRIPTION	NUMBER	COVERAGE	
APARTMENT UNITS			
TYPE A UNITS (1 BEDROOM / 1 BATH)	148	118,030 S.F.	
TYPE B UNITS (2 BEDROOM / 2 BATH)	100	102,250 S.F.	
ANCILLARY BUILDINGS			
CLUB HOUSE	1	12	4,740 S.F.
GARAGES WITH BUILT-IN STORAGE UNITS	13	65	21,447 S.F.
CARPORTS	62	248	41,230 S.F.
TOTAL BUILDING COVERAGE		287,697 S.F.	
PARKING			
TOTAL PARKING SPACES REQUIRED	415		
TOTAL PARKING SPACES PROVIDED	491		
ACCESSIBLE PARKING REQUIRED=9 SPACES			
ACCESSIBLE PARKING PROVIDED=15 SPACES			
PROPERTY BREAKDOWN			
PHASE 1 BUILDING SITE	15.5045 ACRES	675,374 S.F.	
PHASE 2 BUILDING SITE	2.6879 ACRES	117,085 S.F.	
COMBINED BUILDING SITE	18.1924 ACRES	792,459 S.F.	
LOT COVERAGE (RESIDENT UNITS, CLUB HOUSE, GARAGES & STORAGE, CARPORTS) = 36.3%			
TREE PRESERVE: 7.4876 ACRES			
OVER-ALL SITE: 25.68 ACRES			
OVER-ALL DENSITY: 248 UNITS/25.68 ACRES = 9.66 UNITS per ACRE			

LEGEND

- D - Dumpster Location
- ⊙ - Parking Count
- ☐ - Carport
- ☐ - 5 SPACE GARAGE 8 STORAGE UNITS
- ☐ - 5 SPACE H.C. GARAGE 4 STORAGE UNITS
- ☐ - TRASH COMPACTOR

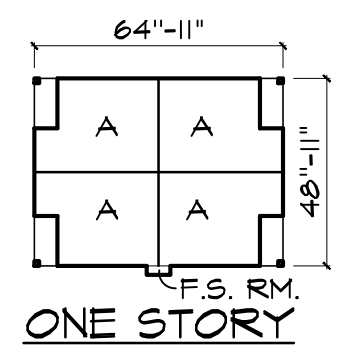


REQUIRED PARKING CALCULATIONS

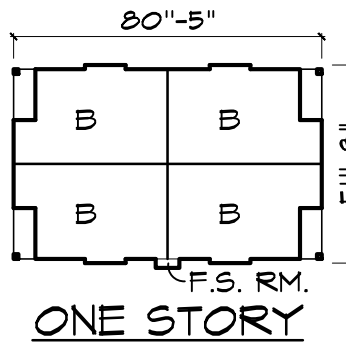
APARTMENT BUILDINGS
 1 SPACE FOR EACH BEDROOM(348)
 PLUS .25 SPACES PER UNIT(62)
 =410 MINIMUM SPACES

CLUB HOUSE
 1 SPACE FOR EVERY 1000 S.F. = 5 MINIMUM SPACES

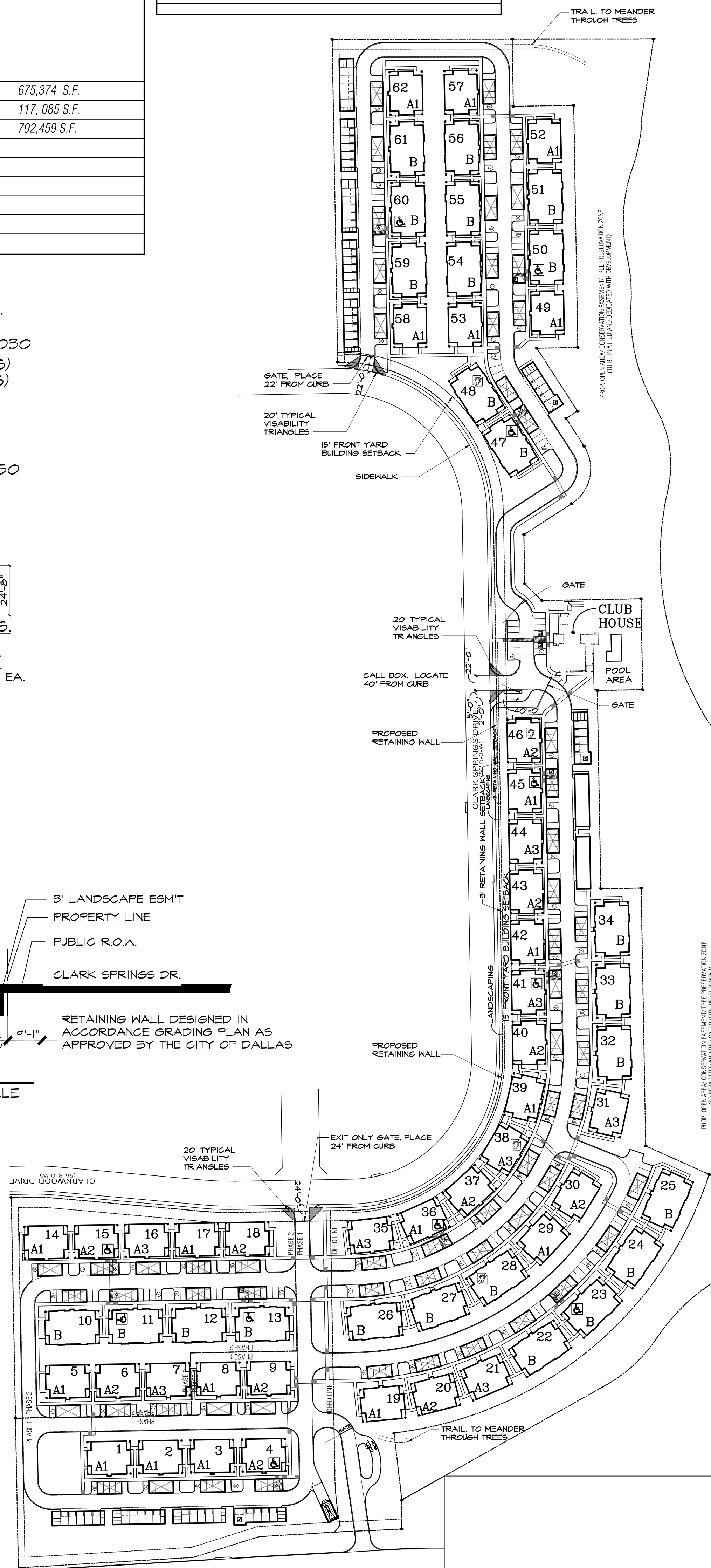
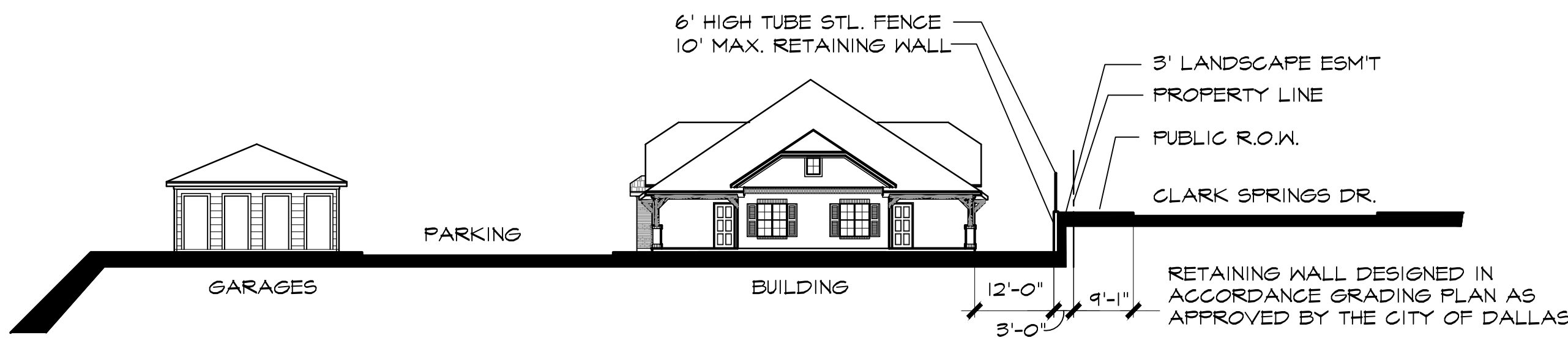
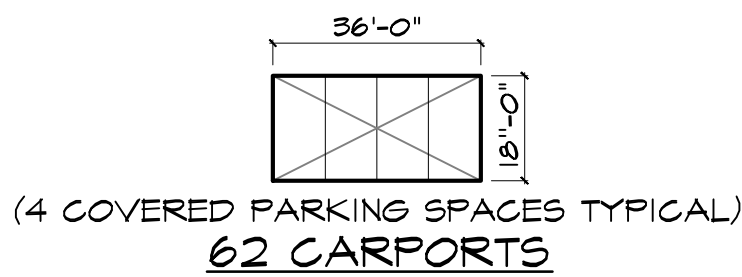
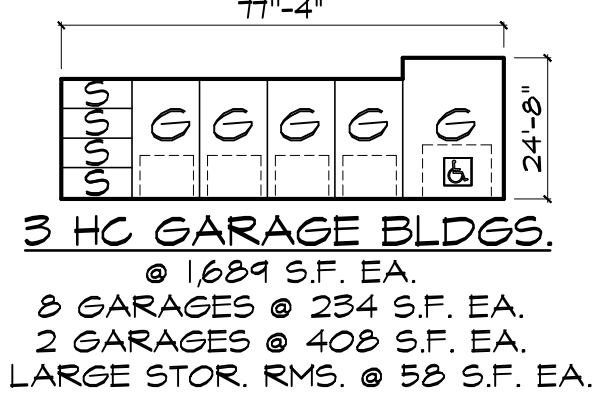
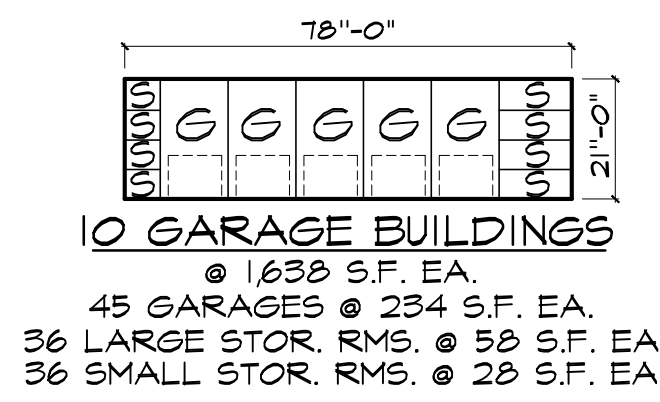
TOTAL MINIMUM REQUIRE PARKING SPACES = 415



BUILDING TYPE A
 37 BLDGS / 4 UNITS EA.
 @ 3,190 S.F. TOTAL EA.
 TOTAL TYPE "A" S.F. = 118,030
 (PHASE 1 = 29 BUILDINGS)
 (PHASE 2 = 8 BUILDINGS)



BUILDING TYPE B
 25 BLDGS / 4 UNITS EA.
 @ 4,050 S.F. TOTAL EA.
 TOTAL TYPE "B" S.F. = 102,250
 (PHASE 1 = 21 UNITS)
 (PHASE 2 = 4 UNITS)



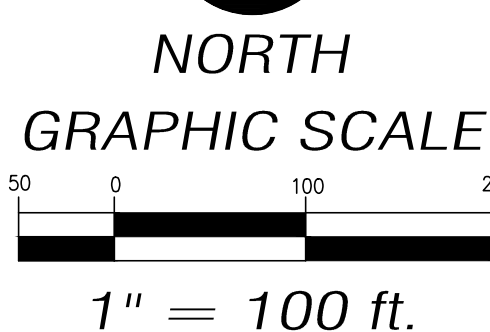
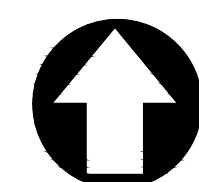
DEVELOPMENT PLAN
CLARK RIDGE CANYON
 25.68 ACRE TRACT
 Layout of 248 Multi-Family Units
 ZONING CASE: (Z167-101)
 December, 16 2016

F. Jones Survey, Abstract 673
 A. J. Wilson Survey, Abstract 1534
 City of Dallas, Dallas County, Texas

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SHEET 1 of 1



ZONING CASE: (Z167-101)