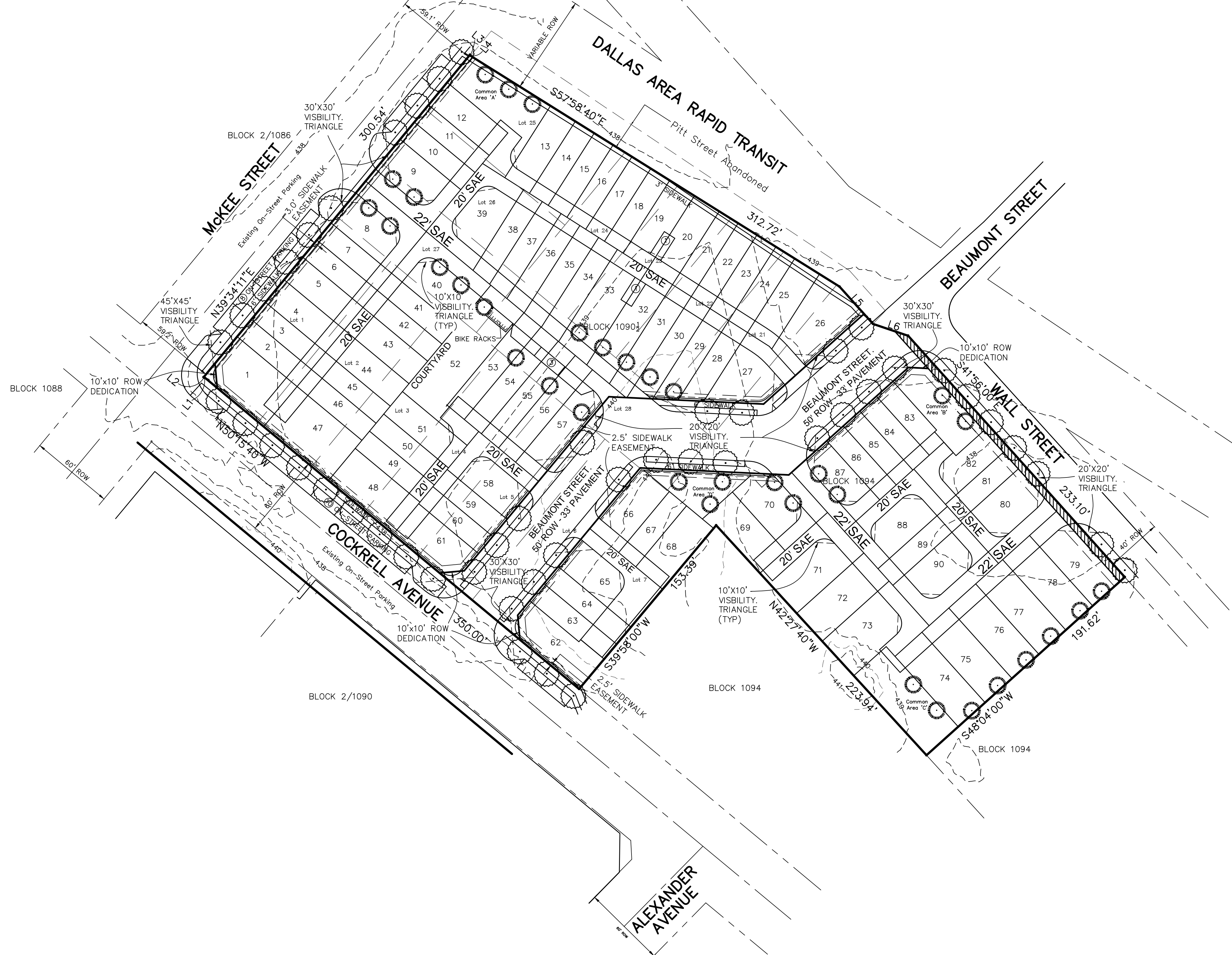


NUM	BEARING	DISTANCE
L1	S39°35'20"W	0.34'
L2	N50°19'10"W	0.80'
L3	S50°16'08"E	0.90'
L4	S39°35'20"W	0.20'
L5	S41°56'00"E	36.00'
L6	S71°20'00"E	26.65'

LEGEND
 FIR Found Iron Rod
 SIR Set Iron Rod
 (5) Number of Parking Spaces

NOTE: LOT LINES ARE APPROXIMATE.



SITE DATA TABLE DEVELOPMENT TRACT 1

ZONING:	PD317, SUBDISTRICT 3B
SITE AREA (GROSS/NET):	3.660 ACS./3.208 ACS.
USE:	SINGLE FAMILY/SHARED ACCESS DEVELOPMENT
NUMBER OF UNITS:	90
UNITS MINIMUM WIDTH:	16 FEET
	28.0 UNITS PER NET ACRE
DENSITY:	
AVERAGE UNIT SIZE:	2400 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES/54 FEET
MINIMUM FRONT SETBACK:	5 FEET
MINIMUM SIDE/REAR SETBACK:	0 FEET
IMPERVIOUS AREA:	111,740 SQUARE FEET
	80.0% OF SITE
LANDSCAPE AREA:	28,000 SQUARE FEET
	(20.0% OF SITE)
TOTAL PARKING	180 SPACES
2 PER UNIT:	
GUEST PARKING REQUIRED:	22 SPACES
GUEST PARKING PROVIDED:	23 SPACES

LANDSCAPE LEGEND

- STREET TREES
- SITE TREES

TRACT 1 DEVELOPMENT AND LANDSCAPE PLAN

ZONING CASE NO. Z156-275(OTH)
 DEVELOPMENT PLAN TRACT 1
 1700 & 1720 COCKRELL AVENUE
 AND 1801 WALL STREET
 DALLAS, DALLAS COUNTY, TEXAS

PREPARED MARCH 2016 BY:
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