

SITE DATA SUMMARY CHART (LOT 1)	
ZONING:	PD 741 - SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
LOT AREA:	5.09 AC - 221,592 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	201,000 SF
BUILDING HEIGHTS (FEET + STORIES):	5 STORIES (79.5' MAX.)
LOT COVERAGE:	18%
FLOOR AREA RATIO:	0.91:1
TOTAL PARKING REQ'D:	OFFICE: 1 SPC/333 SF (TOTAL REQ'D.) (603 SPACES)
PARKING PROVIDED (SURFACE PARKING)	
REGULAR PARKING (9'X18'):	332 SPACES
HANDICAP PARKING:	8 SPACES
GARAGE PARKING PROVIDED:	533 SPACES
TOTAL PARKING PROVIDED:	873 SPACES
IMPERVIOUS AREA:	256,758 S.F.

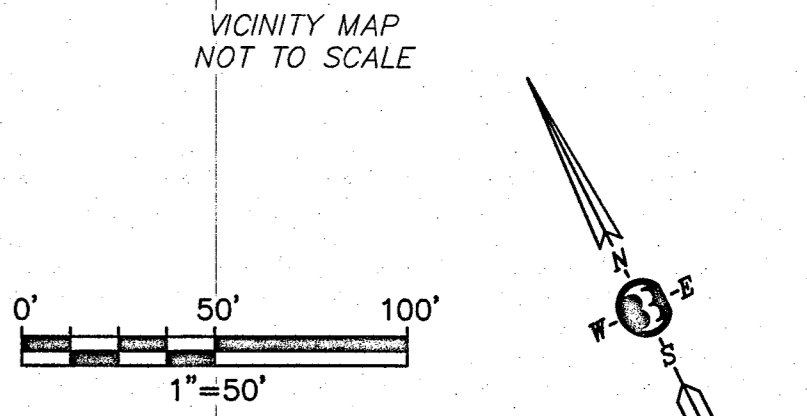
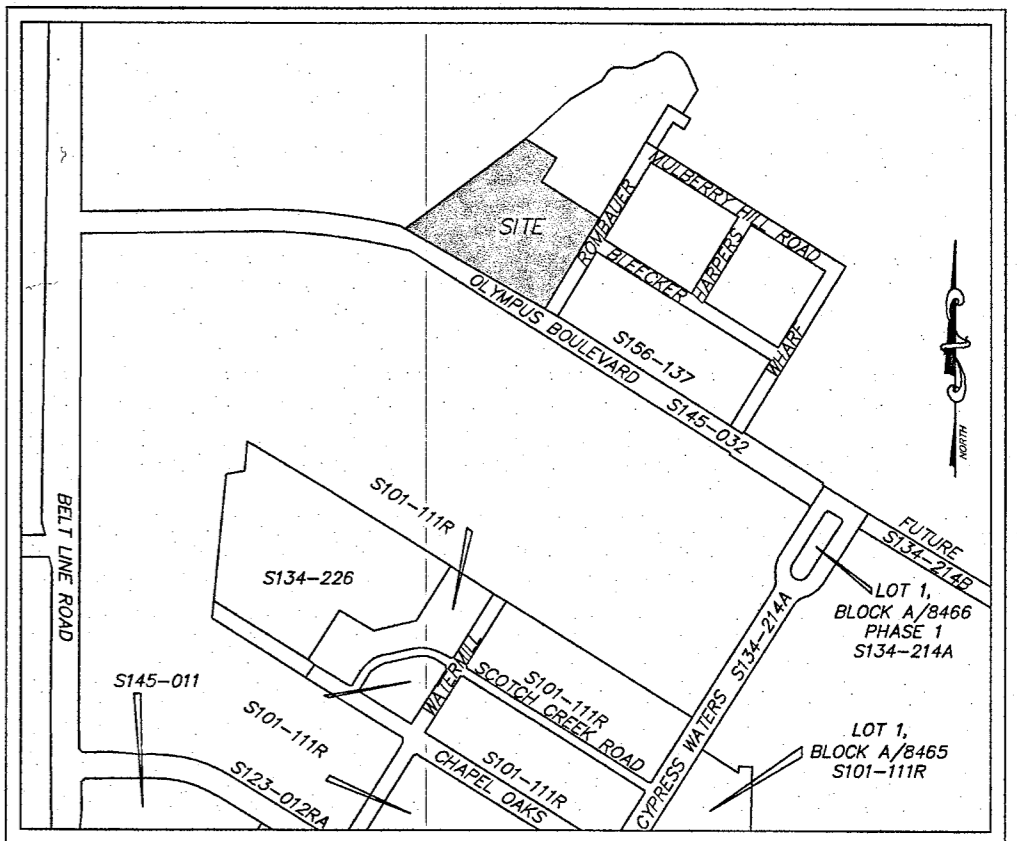
ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

SITE DATA SUMMARY CHART (LOT 2)	
ZONING:	PD 741 - SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE / PARKING GARAGE
LOT AREA:	8.09 AC - 352,525 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	201,000 SF
BUILDING HEIGHTS (FEET + STORIES):	5 STORIES (79.5' MAX.)
LOT COVERAGE:	48%
FLOOR AREA RATIO:	0.57:1
TOTAL PARKING REQ'D:	OFFICE: 1 SPC/333 SF (TOTAL REQ'D.) (603 SPACES)
PARKING PROVIDED (SURFACE PARKING)	
REGULAR PARKING (9'X18'):	240 SPACES
HANDICAP PARKING:	8 SPACES
GARAGE PARKING PROVIDED:	592 SPACES
ON STREET PARKING PROVIDED	
OLYMPUS BLVD. PARALLEL PARKING (8'X22'):	33 SPACES
TOTAL PARKING PROVIDED:	873 SPACES
IMPERVIOUS AREA:	303,095 S.F.

SITE DATA SUMMARY CHART (LOT 3)	
ZONING:	PD 741 - SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	MULTIFAMILY
LOT AREA:	0.44 AC - 19,208 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	23,319 SF
BUILDING HEIGHTS (FEET + STORIES):	3 STORIES (42' MAX.)
LOT COVERAGE:	40%
FLOOR AREA RATIO:	1.21:1
TOTAL PARKING REQ'D:	OFFICE: 1.85 SPC/UNIT (TOTAL REQ'D.) (14 SPACES)
GARAGE PARKING PROVIDED:	25 SPACES
TOTAL PARKING PROVIDED:	25 SPACES
IMPERVIOUS AREA:	11,408 S.F.

ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA SF	BUILDING AREA SF	FAR	BUILDING FOOTPRINT SF	GARAGE FOOTPRINT SF	LOT COVERAGE
CYPRESS WATERS MF3	MULTIFAMILY	D101-017	8/8/2011	7/15/2014	239,970	178,589	0.74	66,467		28%
LOT 1, BLOCKS A/B465					271,351	225,778	0.83	98,490		36%
LOT 1, BLOCKS B/C465					63,404	32,682	0.52	24,074		38%
LOT 1, BLOCKS B/C465					129,840	60,236	0.46	41,975		32%
LOT 1, BLOCKS B/C465					311,205	240,208	0.77	104,668		34%
PARSONS GREEN	MULTIFAMILY	D134-030	11/20/2014							
LOT 1, BLOCK J/8465					139,001	32,000	0.23	32,000		23%
LOT 2, BLOCK D/8465					450,410	233,840	0.52	140,685		31%
THE SOUND MF	MULTIFAMILY	D156-019	9/15/2016							
BLOCK A					144,605	55,282	0.38	67,056		47%
BLOCK B					145,520	436,539	2.99	76,356		71%
BLOCKS C & D	MULTIFAMILY	D167-034								
BLOCK C					153,362	455,655	2.97	75,796		74%
BLOCK D					145,395	411,080	2.83	79,083		74%
8851 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,817	180,730	0.33	105,300		19%
8840 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,126	163,939	0.42	56,945		15%
8850 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,199	175,036	0.36	59,332		13%
9001 CYPRESS WATERS	OFFICE	D134-034	11/6/2014		354,335	215,119	0.61	56,694		20%
3001 HACKBERRY ROAD	OFFICE	D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	87,251		40%
9111 CYPRESS WATERS	OFFICE	D145-032	11/19/2015	7/13/2017	462,918	225,000	0.49	57,350		23%
9121 WATERMILL ROAD	OFFICE	D135-013	6/2/2016		138,956	32,000	0.23	32,000		23%
3100 OLYMPUS BLVD	OFFICE	D155-016	8/4/2016		365,323	255,000	0.70	123,500		38%
3200 OLYMPUS BLVD	OFFICE	D178-005	4/19/2018		403,634	260,269	0.64	58,736		31%
3201 OLYMPUS BLVD	OFFICE	D167-032								
Lot 1R	OFFICE				298,847	256,000	0.86	50,318		48%
Lot 2	MULTIFAMILY				28,099	34,113	1.21	13,039		46%
Lot 3	MULTIFAMILY				28,277	45,058	1.59	19,865		70%
9797 ROMBAUER ROAD	OFFICE	D156-018	10/6/2016		623,634	250,000	0.40	63,358		10%
3000 OLYMPUS BLVD	OFFICE	D167-013	4/6/2016		363,523	217,000	0.60	53,719		37%
PENA PARK	PRIVATE RECREATION AREA	D167-014	4/27/2017		52,726	-	-	20,970		0%
THE SOUND RETAIL PH.1	OFFICE/RETAIL	D167-011	2/18/2017		69,685	30,129	0.43	20,970		30%
THE SOUND RETAIL PH.2	COMMERCIAL PARKING	D167-031	XX/XX/XXXX		86,878	14,593	0.17	14,593		17%
3401, 3501, & TH OLYMPUS BLVD	OFFICE	DNXX-XXX								
Lot 1	OFFICE/PARKING				221,592	201,000	0.91	40,543		18%
Lot 2	OFFICE/PARKING				352,525	201,000	0.57	40,517		13%
Lot 3	MULTIFAMILY				19,208	23,319	1.21	7,773		40%
DEVELOPED AREA					7,746,354	5,969,717	0.77	1,602,620		31%
NOTE:										
8851 CYPRESS WATERS: building footprint + Covered Parking = 105,300										
3001 HACKBERRY ROAD: building footprint + Covered Parking = 87,251										
TOTAL SUB-AREA A					40,518,641	5,544,938	0.34	1,602,620		6%



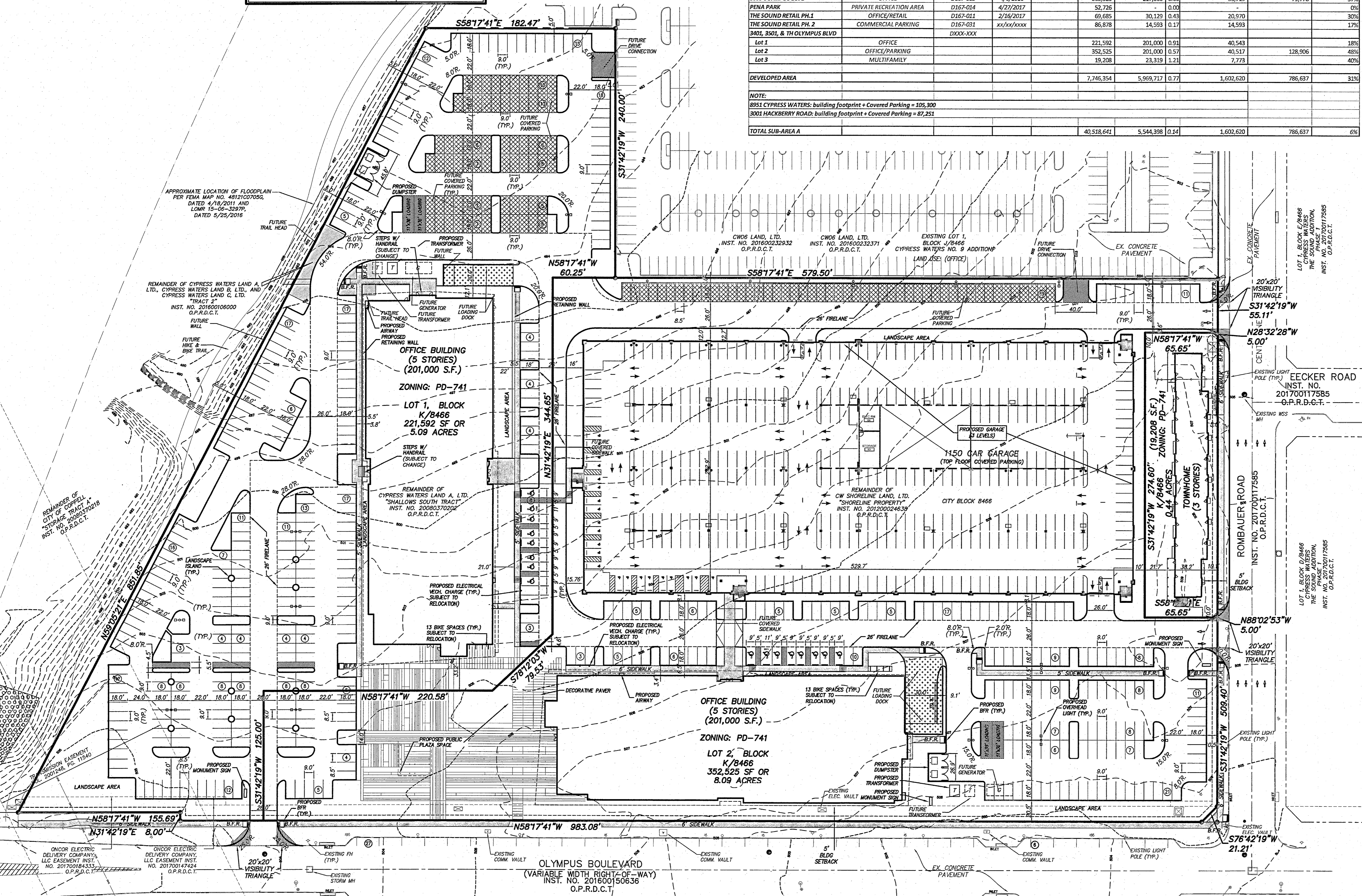
NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2.0' UNLESS NOTED OTHERWISE.
- PARKING GARAGE LAYOUT IS PARALLEL TO THE S5817'41"E PROPERTY LINES.
- NORTH BUILDING FACE IS ALIGNED TO THE S5817'41"E PROPERTY LINE.
- REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
- TOPOGRAPHIC SURVEY BY PEISER SURVEYING, DATED JULY 11, 2018.
- SETBACKS ARE AS FOLLOWS:
FRONT 5'
SIDE 0'
REAR 0'
- BUILDING FACADES SHALL COMPLY WITH MINIMUM TRANSPARENCY REQUIREMENT PER 51P-741.111.5
- THE STREET TYPE FOR OLYMPUS BLVD. ADJACENT TO THIS SITE IS "BOULEVARD" (DESIGN BY KHA, CONSTRUCTED IN 2016).
- THE STREET TYPE FOR ROMBAUER ROAD ADJACENT TO THIS SITE IS "OFFICE AND MIXED USE STREET".

LEGEND

- Proposed Sidewalk
- Transformer
- Wheelstop
- B.F.R. Barrier Free Ramp
- Communications Manhole
- Bike Racks
- Covered Parking
- Monument Sign
- Proposed Generator Pad
- Future Hike & Bike Trail - Trail Head and Amenities (Water Fountain, Seating Area, Ect.)
- Future Loading Dock
- Existing Light Pole

DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 741
SUBAREA A
D178-021



Designed By: BBI
 Drawn By: BBI
 Checked By: BBI
 Job No.: BB18151
 Date: OCT. 10 2018
 Scale: AS SHOWN

BBILLINGSLEY COMPANY
 1222 SOUTH STREET, SUITE 770
 DALLAS, TEXAS, 75201

3401 & 3501 OLYMPUS CYPRESS WATERS NO. 11 ADDITION PHASE ONE BLOCK K/B466 LOTS 1-2 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT SITE PLAN

Sheet No: SP of X

FILE NO. X-X
 CITY FILE NO. S178-284 A & B