



VICINITY MAP  
(NOT TO SCALE)

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

SITE DATA SUMMARY CHART	
ZONING:	PD 741 - SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	FIRE STATION
LOT AREA:	1.152 AC - 50,180 SF
BUILDING SQUARE FOOTAGE:	16,500 SF
BUILDING SQUARE FOOTAGE W/ ROOF COVERAGE:	20,209 SF
BUILDING HEIGHT (FEET + STORIES):	1 STORY (54' MAX.)
LOT COVERAGE:	40%
TOTAL BUILDING AREA:	20,209 SF
FLOOR AREA RATIO:	40
TOTAL PARKING REQ'D (1 SPACE/BED + 5 SPACES):	19 SPACES
PARKING PROVIDED (SURFACE PARKING):	24 SPACES
REGULAR PARKING (OFFSITE) (8'X22'):	3 SPACES
REGULAR PARKING (OFFSITE) (9'X18'):	20 SPACES
ACCESSIBLE PARKING:	1 SPACE (OFFSITE ON WATERMILL)
TOTAL SURFACE PARKING:	24 SPACES
IMPERVIOUS AREA:	39,107 SF.
NUMBER OF BEDS:	14 BEDS

GRAPHIC SCALE IN FEET  
0 10 20 40 60

**LEGEND**

- BL BOLLARD
- EM.D ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- CO CLEANOUT
- MH MANHOLE
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- FLOOD LIGHT
- FP FLAG POLE
- 1/2" IRON ROD
- W/PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- GRADE BREAKS
- SWALES
- PEDESTRIAN WALKWAY (MATERIAL TYPE PENDING RAS APPROVAL)

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

**NOTES**

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- EAST BUILDING FACE IS ALIGNED TO THE S31°41'20"W PROPERTY LINE.
- SETBACKS ARE AS FOLLOWS:  
FRONT 5'  
SIDE 0'  
REAR 0'

P.D. 741 SUB-AREA A CUMULATIVE TABLE											
PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA	BUILDING AREA	FAR	BUILDING FOOTPRINT	GARAGE FOOTPRINT	LOT	COVERAGE
CYPRESS WATERS MF1	MULTIFAMILY	D101-017	8/8/2011	7/15/2014	239,970	178,389	0.74	66,467			28%
LOT 1, BLOCK A/8465					271,551	225,278	0.83	88,490			33%
LOT 1, BLOCK B/8465					63,044	32,682	0.52	24,074			38%
LOT 1, BLOCK C/8465					129,840	60,236	0.46	41,975			32%
LOT 1, BLOCK E/8465					311,265	240,208	0.77	104,668			34%
PARSONS GREEN	MULTIFAMILY	D134-030	11/20/2014		139,001	32,000	0.23	32,000			23%
LOT 1, BLOCK A/8465					450,410	233,840	0.52	140,685			31%
THE SOUND MF	MULTIFAMILY	D156-019	9/15/2016		144,605	552,282	3.84	67,056	47,906		80%
BLOCK A					145,520	436,539	2.98	76,356	27,006		71%
BLOCK B											
BLOCKS C & D	MULTIFAMILY	D167-034			153,362	455,655	2.97	75,796	37,734		74%
BLOCK C					145,395	411,080	2.83	79,083	28,384		74%
BLOCK D					544,817	180,710	0.33	105,300			19%
8851 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,817	180,710	0.33	105,300			19%
8840 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,126	163,959	0.42	56,945			15%
8850 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,189	175,081	0.36	59,332			13%
9001 CYPRESS WATERS	OFFICE	D124-034	11/6/2014		354,335	215,119	0.61	56,694	84,077		40%
3001 HACKBERRY ROAD	OFFICE	D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	87,251	84,334		20%
9111 CYPRESS WATERS	OFFICE	D145-032	11/5/2015	7/13/2017	462,503	225,000	0.49	57,350	58,620		25%
9121 WATERMILL ROAD	OFFICE	D156-013	6/2/2016		138,956	32,000	0.23	32,000			23%
3100 OLYMPUS BLVD	OFFICE	D156-016	8/4/2016		386,323	255,000	0.70	52,500	86,360		38%
3200 OLYMPUS BLVD	OFFICE	D178-036	4/19/2018	3/19/2019	403,634	260,269	0.64	52,736	70,984		31%
3201 OLYMPUS BLVD	OFFICE	D167-032			298,847	256,000	0.86	50,318	92,029		48%
Lot 1R	MULTIFAMILY				28,099	34,113	1.21	13,039			46%
Lot 2	MULTIFAMILY				28,277	45,058	1.59	19,865			70%
Lot 3	MULTIFAMILY				623,634	250,000	0.40	83,358			10%
3000 OLYMPUS BLVD	OFFICE	D167-013	4/2/2016		383,523	217,000	0.60	53,719	79,778		37%
PENA PARK	PRIVATE RECREATION AREA	D167-014	4/27/2017		52,726		0.00				0%
THE SOUND RETAIL PH. 1	OFFICE/RETAIL	D167-011	2/16/2017		69,685	30,129	0.43	20,970			30%
THE SOUND RETAIL PH. 2	COMMERCIAL PARKING	D167-031	10/19/2017		86,878	14,593	0.17	14,593			17%
3401, 3501, & TH OLYMPUS BLVD	OFFICE	D178-021	11/1/2018	4/29/2019	221,593	201,000	0.91	40,543			18%
LOT 1	OFFICE/PARKING				352,525	201,000	0.57	40,517	128,906		48%
LOT 2	MULTIFAMILY				19,208	23,319	1.21	7,773			40%
SAGE HILL	MULTIFAMILY	D189-011	8/15/2019		643,300	430,084	0.67	169,275			26%
LOT 2B, BLOCK A/8467					128,471	104,522	0.81	51,170			40%
LOT 1, BLOCK B/8467											
3003 OLYMPUS	OFFICE/PARKING	D189-014			221,214	322,377	1.46	32,796			15%
LOT 1, BLOCK N/8466	MULTIFAMILY				73,124	104,058	1.42	51,170			48%
LOT 2, BLOCK N/8466	MULTIFAMILY				342,711	544,733	1.59	139,587	43756		54%
HASTINGS END	MULTIFAMILY	D189-017	11/2/2019		341,214	182,294	0.78	45,459	70721		40%
9000 CYPRESS WATERS	OFFICE				50,180	20,209	0.40	16,500			40%
FIRE STATION 58	FIRE STATION	D190-011			10,139,893	7,677,994	0.76	2,197,410	1,080,020		32%
DEVELOPED AREA											

DEVELOPMENT PLAN  
PLANNED DEVELOPMENT  
DISTRICT NO. 741  
SUBAREA A  
PLAN NO. D190-011

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF RYAN J. KOCH, P.E. TEXAS REGISTRATION NO. 118718 DATE: 11/09/2020

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)  
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

<b>Pacheco Koch</b> 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
PLAT NO. S190-229	BLDG PERMIT NO. YYYYMMDDXXXX	SDC ENGINEERING TRACKING NOS. WW20-269	DP20-164

**DEVELOPMENT PLAN**  
**FIRE STATION 58**  
**OLYMPUS BLVD & WATER MILL ROAD**  
**SUSTAINABLE DEVELOPMENT & CONSTRUCTION**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	FILE	NUMBER	SHEET
RJK	GAC	NOV 2020	1"=20'			<b>1</b>

CONTRACT INFORMATION  
CONTRACT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_