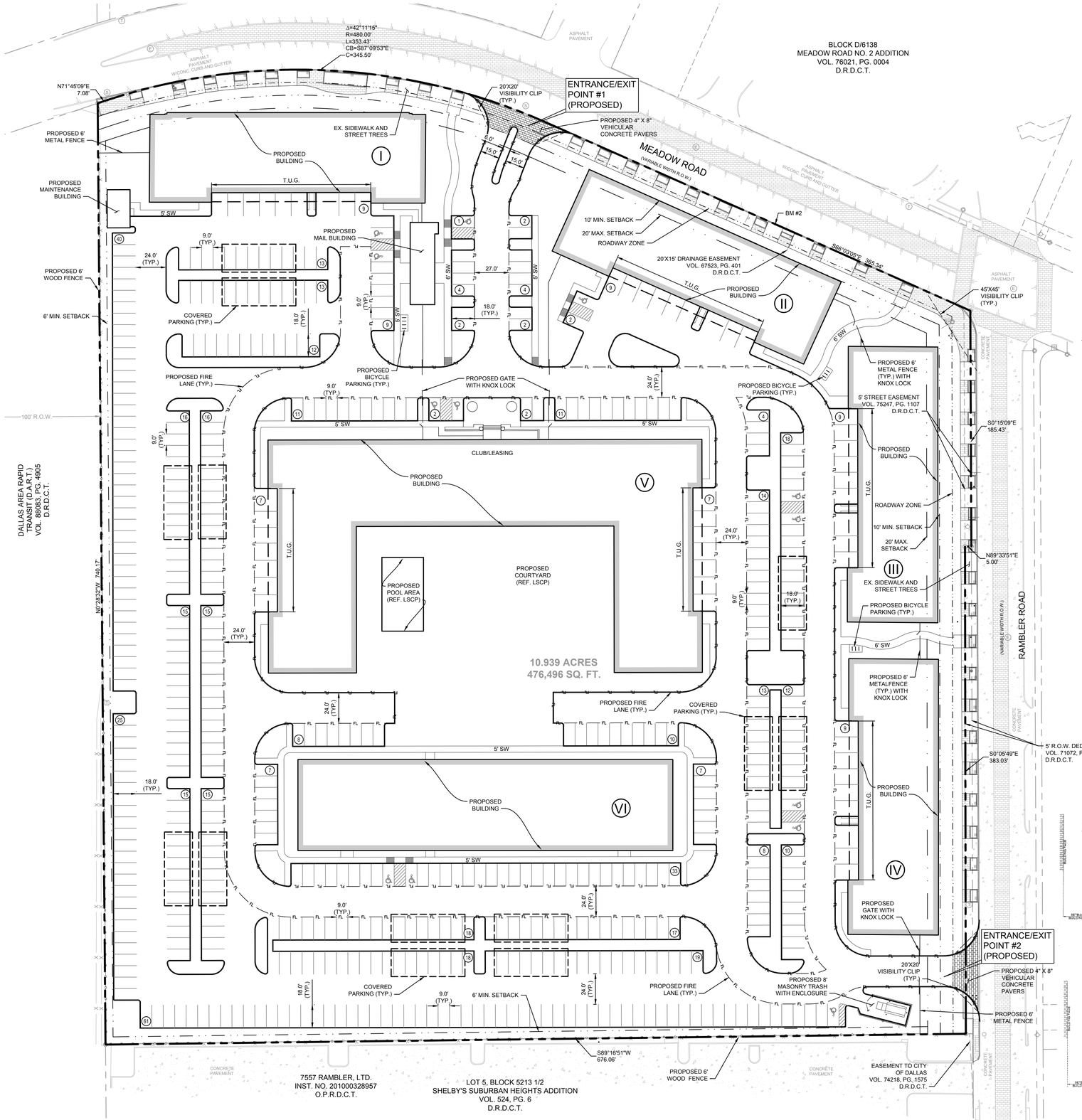
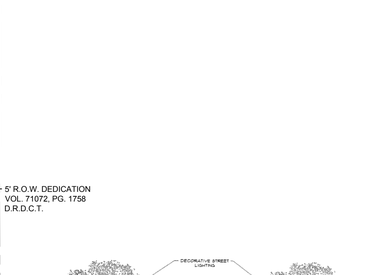


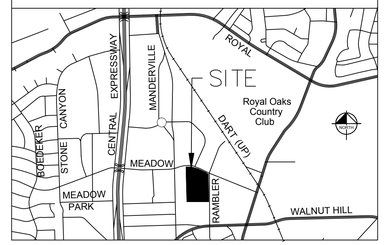


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

VICINITY MAP

N.T.S.



LEGEND

PROPERTY LINE
ROADWAY ZONE LINE
MIN. SETBACK LINE
MAX. SETBACK LINE
T.U.G. TUCK UNDER GARAGES

ADDITIONAL LANDSCAPE WALL LOCATIONS ON SITE ARE TO BE DETERMINED

GENERAL NOTES:

1. THIS DEVELOPMENT PLAN INCLUDES LOT 6A, 7A, 7B BLOCK 5213 1/2.
2. MEADOW ROAD IS DESIGNATED AS THE PRIMARY STREET, AND RAMBLER ROAD AS THE SECONDARY STREET.
3. ALL DUMPSTER LOCATIONS TO HAVE 8' MASONRY ENCLOSURES.
4. A PORTION OF THE FRONT FACADE EQUAL TO AT LEAST 50% OF THE LENGTH OF THE LOT, EXCLUDING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS POINTS, WILL BE LOCATED WITHIN THE AREA BETWEEN THE MINIMUM AND MAXIMUM FRONT YARD SETBACK.
5. SUBAREA A - BUILDING HEIGHT NOT TO EXCEED 270'
6. ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.
7. RETAINING WALLS ARE NOT CONSIDERED A BLANK WALL AND ARE NOT SHOWN ON THIS PLAN.
8. REFERENCE LANDSCAPE PLAN FOR PEDESTRIAN FACILITIES SUCH AS BENCHES, TRASH RECEPTACLES, ETC.
9. MEADOW ROAD IS CONSIDERED TYPICAL SECTION IX, AND RAMBLER ROAD IS CONSIDERED TYPICAL SECTION IV, AS SHOWN ON THIS SHEET AND IN PD EXHIBIT 745E.

SITE DATA

LOT 6A, 7A, & 7B BLOCK 5213 1/2	10.939 AC. (476,496 S.F.)
TOTAL BUILDING FOOTPRINT	2.90 AC. (126,500 S.F.)
LOT FRONTAGE (50% MIN)	SEE TABLE THIS SHEET
LOT COVERAGE RATIO (MAX. 90%)	126,500 S.F. / 476,496 S.F. = 26.5%
TOTAL NUMBER OF UNITS	422
GROSS SQUARE FOOTAGE	397,800 S.F.
FLOOR AREA RATIO (MAX 4.00)	397,800 S.F. / 476496 S.F. = 0.83
AVE. UNIT SQUARE FOOTAGE	940 S.F.
OPEN SPACE	NONE REQUIRED

LOT FRONTAGE

TOTAL PROPERTY FRONTAGE	1,294 LF
PEDESTRIAN/VEHICLE INGRESS/EGRESS	82 LF
NET PROPERTY FRONTAGE	1,212 LF
TOTAL BUILDING FRONTAGE WITHIN SETBACK	724 LF
LOT FRONTAGE (50% MIN)	59.7% PROVIDED

PARKING DATA

PARKING REQUIRED	NUMBER OF UNITS	NUMBER OF PARKING SPACES
1 SPACE PER UNIT	294 UNITS	294
1.5 SPACES PER 2+B UNIT	128 UNITS	192
TOTAL PARKING REQUIRED		486
PARKING PROVIDED		
TUCK UNDER GARAGE		50
TANDEM PARKING		50
COVERED SURFACE PARKING		84
SURFACE PARKING		440
TOTAL PARKING PROVIDED		624
BICYCLE PARKING REQUIRED		
1 SPACE PER 25 REQ'D VEHICULAR SPACES		20
BICYCLE PARKING PROVIDED		20

SUBAREA A
(LOT 6A, 7A, & 7B BLOCK 5213 1/2)

PLANNED DEVELOPMENT DISTRICT NO. 745 DEVELOPMENT PLAN D156-005

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

STATE OF TEXAS
JAME L. PLOETZNER
110199
LICENSED
PROFESSIONAL
ENGINEER
01.12.16

KHA PROJECT	067986005
DATE	01/12/2016
SCALE	N.T.S.
DESIGNED BY:	JLP
DRAWN BY:	KWR
CHECKED BY:	JLP

DEVELOPMENT PLAN

HANOVER MIDTOWN PARK
PREPARED FOR
THE HANOVER COMPANY
DALLAS TEXAS

SHEET NUMBER
1 OF 2

The concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
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XREFS
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PLOT DATE/TIME: Jan 12, 2016 - 10:47am
SHEET 1 OF 2

Summary of PD 745 Cumulative Development

Available Acres: 77.028 **Available SF:** 3,355,340

	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Overall PD 745 Project	32.851	1,430,992	1,401,720	0.42	474,770	14%	192,778	14.53
Summary of All Sub-District Development Limits:	**Pass**	**Pass**	N/A	**Pass**	N/A	**Pass**	N/A	**Pass**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
1,119	0	0	0	0	0	0	0

Summary of Sub-Districts Cumulative Development

Sub-District	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District A	10.939	476,498	397,800	0.83	126,500	27%	0	38.58
Sub-District B	6.435	280,309	509,495	0.35	164,136	11%	116,548	9.16
Sub-District C	0.000	0	0	0.00	0	0%	0	0.00
Sub-District D	0.000	0	0	0.00	0	0%	0	0.00
Sub-District E	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Sub-District F	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49

Sub-District	Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
Sub-District A	422	0	0	0	0	0	0	0
Sub-District B	302	0	0	0	0	0	0	0
Sub-District C	0	0	0	0	0	0	0	0
Sub-District D	0	0	0	0	0	0	0	0
Sub-District E	36	0	0	0	0	0	0	0
Sub-District F	359	0	0	0	0	0	0	0

Sub-District A

Available Acres: 10.939 **Available SF:** 476,503

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Hanover Midtown Park	10.939	476,498	397,800	0.83	126,500	27%	0	38.58
Sub-District A Cumulative Development:	10.939	476,498	397,800	0.83	126,500	27%	0	38.58
Sub-District A Maximum Allowable:	**10.939**	**476,503**		**4.00**		**90%**		**80.00**
Meets Sub-District A Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
422							
422	0	0	0	0	0	0	0

Sub-District B

Available Acres: 32.952 **Available SF:** 1,435,389

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
TKG Valencia Midtown Ph1 (3A partial)	6.010	261,796	509,120	1.94	163,761	63%	98,035	50.25
Private Recreation Center	0.425	18,513	375	0.02	375	2%	18,513	
Sub-District B Cumulative Development:	6.435	280,309	509,495	0.35	164,136	11%	116,548	9.16
Sub-District B Maximum Allowable:	**32.952**	**1,435,389**		**4.00**		**90%**		**120.00**
Meets Sub-District B Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
302							
302	0	0	0	0	0	0	0

Sub-District C

Available Acres: 9.915 **Available SF:** 431,897

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
								0.00
Sub-District C Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District C Maximum Allowable:	**9.915**	**431,897**		**2.85**		**90%**		**120.00**
Meets Sub-District C Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0							
0	0	0	0	0	0	0	0

Sub-District D

Available Acres: 6.896 **Available SF:** 300,390

Individual Development Characteristics

Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District D Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District D Maximum Allowable:	**6.896**	**300,390**		**2.25**		**90%**		**100.00**
Meets Sub-District D Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0							
0	0	0	0	0	0	0	0

Sub-District E

Available Acres: 3.095 **Available SF:** 134,818

Individual Development Characteristics

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - E	2.670	116,292	46,865	0.40	21,178	18%	10,890	13.48
								0.00
Sub-District C Cumulative Development:	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Sub-District C Maximum Allowable:	**3.095**	**134,818**		**2.85**		**90%**		**120.00**
Meets Sub-District C Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
36							
36	0	0	0	0	0	0	0

Sub-District F

Available Acres: 14.086 **Available SF:** 613,586

Individual Development Characteristics

Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - F	12.807	557,893	447,560	0.80	162,956	29%	65,340	28.03
Sub-District D Cumulative Development:	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49
Sub-District D Maximum Allowable:	**14.086**	**613,586**		**2.25**		**90%**		**100.00**
Meets Sub-District D Allowable?	**Pass**	**Pass**		**Pass**		**Pass**		**Pass**

Individual Development Land Uses

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
359							
359	0	0	0	0	0	0	0

Summary of Equivalencies and Overall Project Land Uses:

Land Use	Base Allowable	Current Allowable By Equivalency	Maximum Allowable	Total Developed	PD Allowable?
Mutifamily (DU)	3,800	3,670	3,800	1,119	Pass
Retail/Personal Services (SF)	90,000	90,000	500,000	0	
Office (SF)	930,000	930,000	1,250,000	0	
Single-Family Detached (DU)	0	0	n/a	0	
Single-Family Attached (DU)	0	0	n/a	0	
Lodging (Keys)	0	130	n/a	0	
Medical Clinic or Amb. Surgical Center (SF)	0	0	n/a	0	
Restaurant (SF)	0	0	n/a	0	

Equivalency Exchange Record:

(Use Exchange Rates in Exhibit 745B)

Land Use	Exchange Example (Not Included In Summary)				
Mutifamily (DU)		-130			
Retail/Personal Services (SF)					
Office (SF)	-50,000				
Single-Family Detached (DU)					
Single-Family Attached (DU)					
Lodging (Keys)		130			
Medical Clinic or Amb. Surgical Center (SF)					
Restaurant (SF)	7,143				

PLANNED DEVELOPMENT
DISTRICT NO. 745
DEVELOPMENT PLAN
D156-005

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

STATE OF TEXAS
JAMIE L. PLOETZNER
110199
LICENSED
PROFESSIONAL ENGINEER
01.12.16

KHA PROJECT 067986005
DATE 01/12/2016
SCALE N.T.S.
DESIGNED BY: JLP
DRAWN BY: KWR
CHECKED BY: JLP

DEVELOPMENT PLAN
EQUIVALENCY TABLE

HANOVER MIDTOWN PARK
PREPARED FOR
THE HANOVER COMPANY
DALLAS TEXAS

SHEET NUMBER
2 OF 2

IMAGES
XREFS x2436 : xBldg-20151117 : xSite : xSurvey : xSbck : xLscp-20151203 : xBldg-20160105 : xLscp-20151211
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