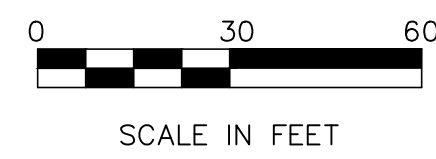
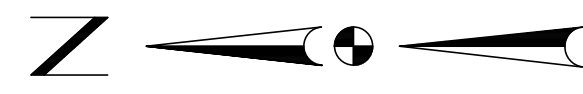


DILBECK COURT PD OPEN SPACE CALCULATION

TTL DISTRICT	TTL COMMON LAND AREA	TTL HOME LOT AREA	AREA (OPEN AREA + VEHICULAR AREA)	TTL VEHICULAR AREA	TTL OPEN SPACE	SUM OF HOME LOT AREA & OPEN SPACE	NUMBER OF HOME LOTS	AVAIL. LAND AREA PER HOME LOT	MINIMUM REQUIRED LAND AREA PER HOME
SUBDISTRICT 2	135,384.5 SF	62,739 SF	72,645.5 SF	25,125.3 SF	47,520.2 SF	111,096.2 SF	29	3,267.5 SF	2,500 SF



NOTES:

1. NO VEHICULAR ACCESS TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED STREET OR A PUBLIC ALLEY.
2. THIS DEVELOPMENT IS RESTRICTED TO USES STATED IN PD-732.
3. BASE BEARING TAKEN FROM DILBECK COURT LIMITED DEED, RECORDED IN VOL. 2004072, PG. 6693 AND IS THE N00°50'00"W BEARING ALONG IT'S WEST LINE.
4. NO LOT TO LOT DRAINAGE.
5. LOTS 1-34 ARE RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
6. LOT 35A (COMMON AREA) IS CONSIDERED AS BUILDABLE AREA FOR NON-AIR-CONDITIONED ACCESSORY STRUCTURES TO RESIDENTIAL SUBDIVISION SUCH AS FOUNTAINS, GAZEBOS, MEDITATION SPACE, AS NOTED ON THE DEVELOPMENT PLAN ONLY, WITH NO MAIN STRUCTURES PERMITTED ON THIS LOT.

**PROPOSED DILBECK COURT PD
SITE STATISTICS**

	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3	TOTAL
GROSS ACRES FOR PROPOSED AMENDMENT OF DEED				4.488 AC
GROSS ACRES FOR PROPOSED ZONING CHANGE	1.043 AC	3.108 AC	0.08 AC	4.23 AC
MAX. LOT COVERAGE	80%	40%	80%	
NET RESIDENTIAL DENSITY NA	14 DU/AC	NA	NA	
FLOOR AREA RATIO NA	NA	NA	NA	
FLOOR AREAS FOR NON-RESIDENTIAL USES NA	NA	NA	NA	
MAX. BUILDING HEIGHTS - IN FEET & STORIES	60'-0" / 4 STORIES	45'-0" / 4 STORIES	60'-0" / 4 STORIES	

SUBDISTRICT 2 - PARKING CALCULATIONS

# OF LOTS	REQUIRED GARAGED & SURFACE PARKING	REQUIRED GUEST PARKING	TOTAL REQUIRED COMBINED PARKING
29	1.75/LOT x 29 LOTS = 50.75	0.25/LOT x 29 = 7.25	58
	TOTAL PROVIDED GARAGED PARKING	TOTAL PROVIDED SURFACE/GUEST PARKING	TOTAL PROVIDED COMBINED PARKING
	40	21	61

