

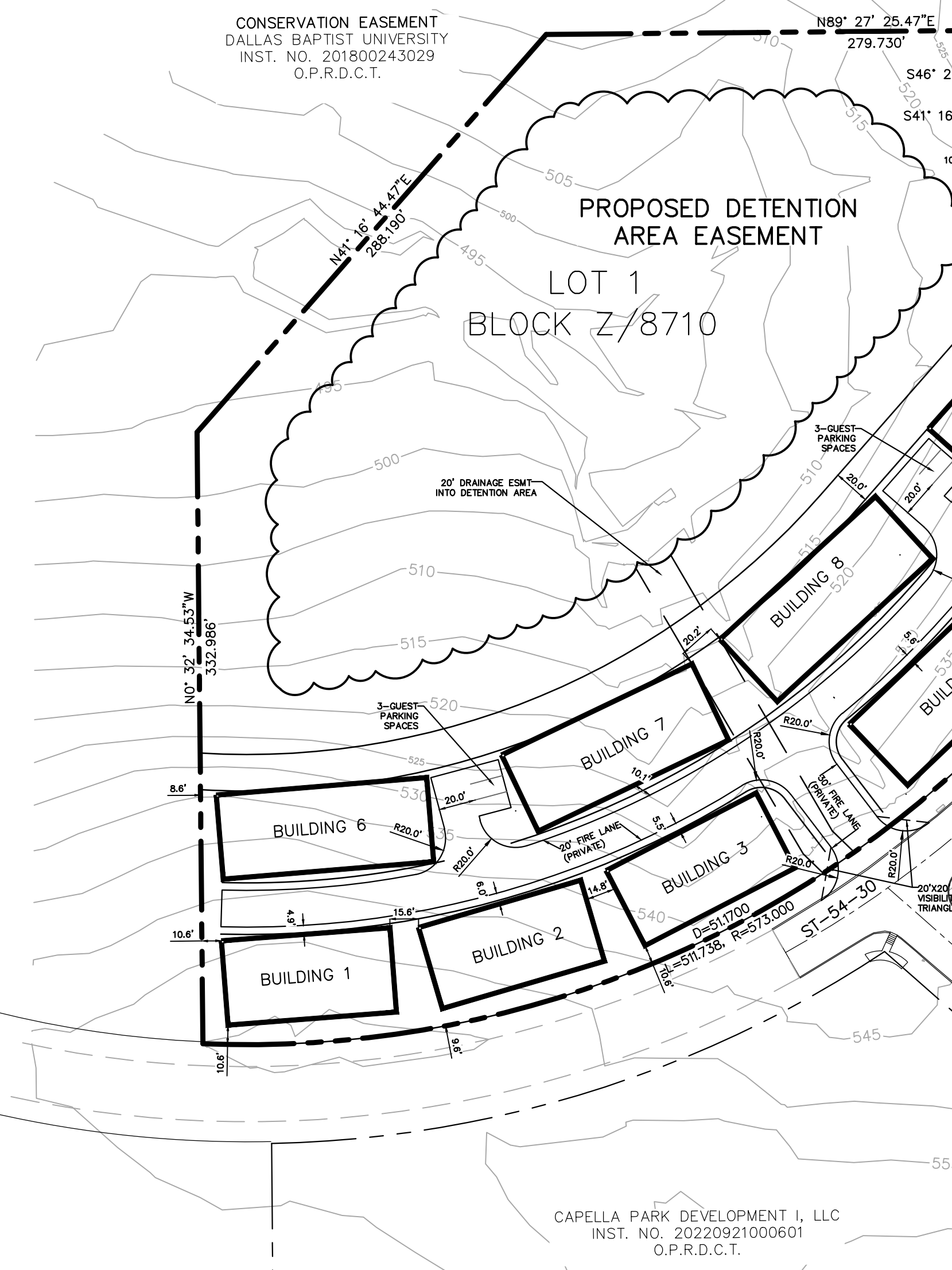
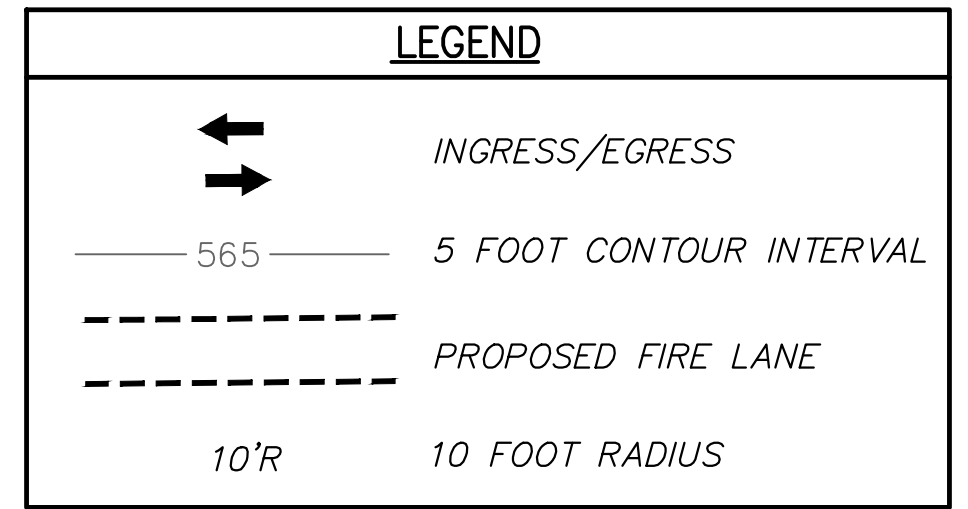
**SITE INFORMATION (LOT 2 - SUBDISTRICT 5, URBAN DISTRICT)**  
 ZONING: PD 655  
 USE: MULTIFAMILY  
 TOTAL LOT AREA: 6.327 ACRES

	Allowed	Existing (This Tract)	Proposed (This Tract)	Existing (Entire PD-655)			Proposed (Entire PD-655)		
				Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
Density (Units)	1300 Total (400 Multifamily)	0	91 Multifamily	229	47	276	229	180	409
Floor Area (SF)	No Maximum	0	179,998						
Bldg. Coverage (SF)	NO MAXIMUM	0	96,278						
Lot Coverage	100%	0%	35%						
No. of Stories	4		2						
Structure Height (FT)	75		37						

MINIMUM BUILDING SETBACKS	
Side Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Front Yard	No Minimum

PARKING SUMMARY					
	Required per First Bedroom	Required per Additional Bedroom	Total Units	Required	Provided
Parking Space	1	0.5	91 (3-Bedroom)	182	
Private Garage					182
Guest Parking					20
<b>Total</b>				<b>182</b>	<b>202</b>

BIKE PARKING SUMMARY				
	Required per Car Parking	Required Car Parking	Required	Provided
Bike Space	1 Per 25	182	8	8



**SITE INFORMATION (LOT 1 - SUBDISTRICT 6, URBAN CORE)**  
 ZONING: PD 655  
 USE: MULTIFAMILY  
 TOTAL LOT AREA: 5.236 ACRES

	Allowed	Existing (This Tract)	Proposed (This Tract)	Existing (Entire PD-655)			Proposed (Entire PD-655)		
				Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
Density (Units)	1300 Total (400 Multifamily)	0	42 Multifamily	229	47	276	229	180	409
Floor Area (SF)	No Maximum	0	83,076						
Bldg. Coverage (SF)	No Maximum	0	44,436						
Lot Coverage	100%	0%	19%						
No. of Stories	6		2						
Structure Height (FT)	75		37						

MINIMUM BUILDING SETBACKS	
Side Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Front Yard	No Minimum

PARKING SUMMARY					
	Required per First Bedroom	Required per Additional Bedroom	Total Units	Required	Provided
Parking Space	1	0.5	42 (3-Bedroom)	84	
Private Garage					84
Guest Parking					15
<b>Total</b>				<b>84</b>	<b>99</b>

BIKE PARKING SUMMARY				
	Required per Car Parking	Required Car Parking	Required	Provided
Bike Space	1 Per 25	84	4	4

**NOTE:**  
 PER SEC. 51P.655-117 (a)(2), ARCADES, UNSCREENED PORCHES, STOOPS, BAY WINDOWS, AND BALCONIES MAY ENCROUCH UP TO 10 FEET INTO FRONT YARD SETBACKS.

ALL SIDEWALKS ARE 5' WIDE

CASE # D223-001 (TB)

**SURVEYOR:**  
 PJB SURVEYING, LLC  
 TBPELS No. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-6669

**OWNER/SUBDIVIDER:**  
 CAPPELLA PARK DEVELOPMENT 1, LLC  
 C/O THE STEINBRIDGE GROUP  
 59 LINCOLN PARK  
 NEWARK, NEW JERSEY 07102

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

**MACATEE** CIVIL ENGINEERING & SURVEYING  
 MACATEE ENGINEERING, LLC (TEX. REG. NO. F-456)  
 12655 N. CENTRAL EXPWY., SUITE 420  
 DALLAS, TEXAS 75243  
 TEL: 214-373-1180  
 EMAIL: daytonm@macatee-engineering.com

PLAT NO. BLDG PERMIT NO. DEV ENGINEERING TRACKING NOS.  
 S212-160 YYYYMMDDXXXX D223-001

DEVELOPMENT PLAN					
CAPELLA PARK No. 2					
LOT 1 & 2, BLOCK Z/8710					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
		09/23/2024			1 OF 1