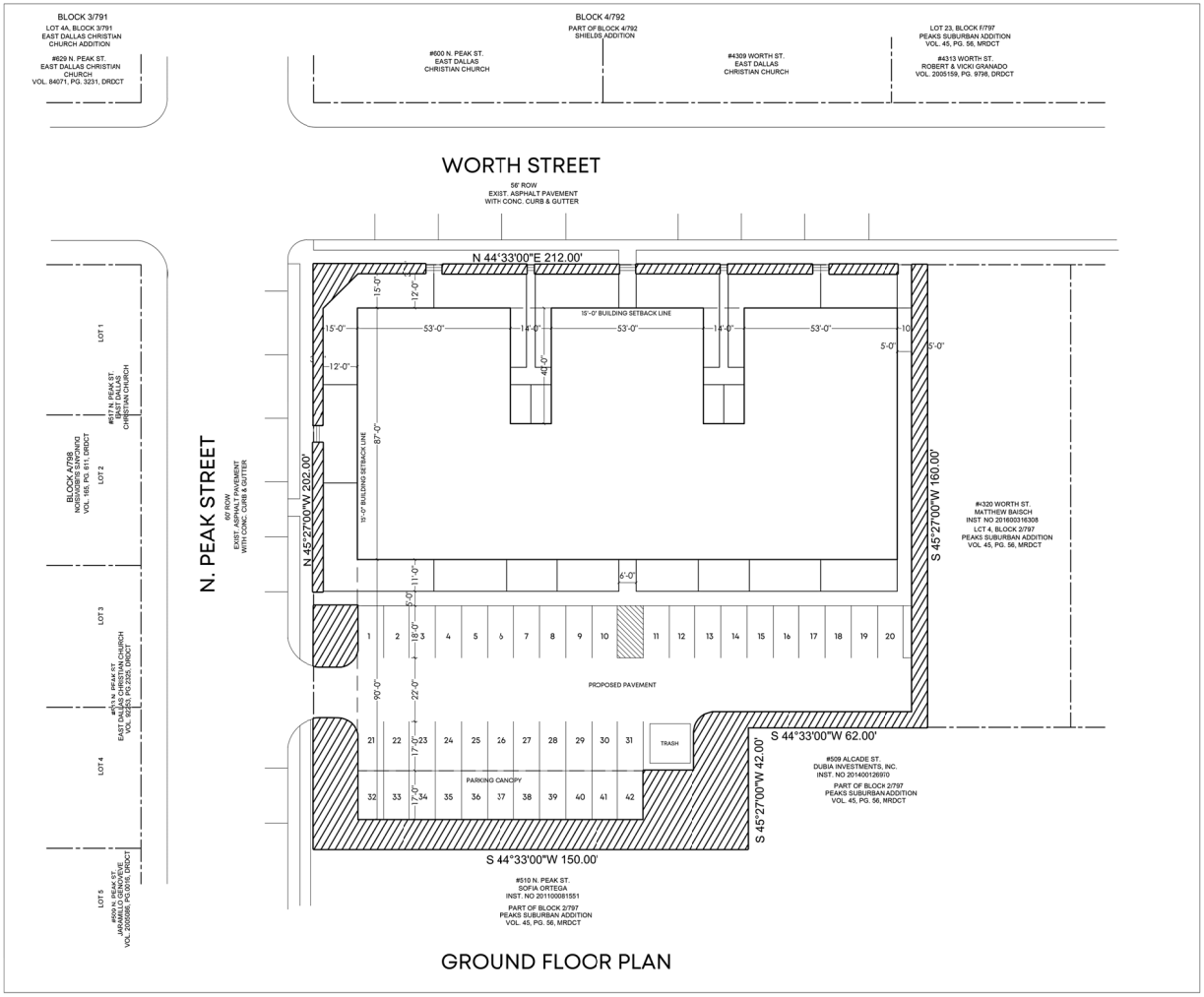

GROUND FLOOR PLAN

SCALE 1" = 20'

0 10' 20' 40' 60'

DEVELOPMENT DATA

SITE DATA	
TOTAL SITE ACREAGE	0.92 Acres
	40,075 SF
RESIDENTIAL DENSITY PROVIDED	41.3 du/acre
BUILDING GSF	15,149 SF (per floor)
	30,298 SF (total)
BUILDING STORIES PROVIDED	2 Stories
FAR PROVIDED	0.76 FAR
LOT COVERAGE (BUILDING)	38%
IMPERVIOUS AREA	34,931 SF
TOTAL UNITS	**38 Units**
1 BEDROOM	32 Units (85%)
STUDIO	6 Units (15%)
PROVIDED PARKING	**42 (1.10/Unit)**
SURFACE	42

Total Open Space - 5,288 sq ft (13% of total area)

LRK

150 Turtle Creek Boulevard
Suite 104D
Dallas, TX 75207
214.389.3816

Client:

DEVONSHIRE VENTURES LLC.

6310 Lemmon Ave.
Suite 208
Dallas, TX 75208

Issues and Revisions

#	Date	Issued / Revised
	02.18.25	Development Plan

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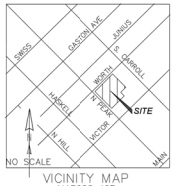

VICINITY MAP
MAPSCO 46E

Project Name:
4300 Worth St.
Dallas, TX 75246

Drawing Name:
DEVELOPMENT PLAN

Drawn By: JB

Checked By: CJ

DP01