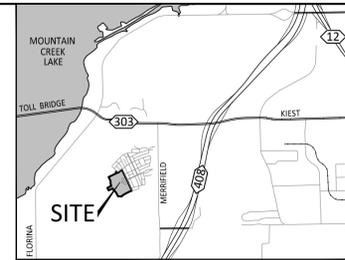


CAUTION! EXISTING UTILITIES

EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES.



VICINITY MAP NOT TO SCALE

DEVELOPMENT STANDARDS FOR PD-655 SUBDISTRICT 6

LOT:		Lot Size	2,500 s.f. min
		Lot Coverage	100%
		FRA	No Max
SETBACK:		Building Front	0' min *
		Building Side	0' min
		Building Rear	3' min
		Outbuilding Rear	0' min +
HEIGHT:		Number of stories	6 max
		At eave or parapet	75' max

MAXIMUM NUMBER OF DWELLING UNITS IS 1,300 DWELLING UNITS, OF WHICH A MAXIMUM OF 400 MAY BE MULTIFAMILY. THIS DENSITY IS EXCLUSIVE OF OTHER PERMITTED RESIDENTIAL USES.

* (Front Loaded Garages: Minimum 18' behind front parking line) Arcades, unscreened porches, stoops, bay windows and balconies may encroach up to 10' into front setbacks.

** + Garage doors facing lanes (LA15-12) must be setback at least 3' from ROW

PD 655 UNITS

USE	ALLOWED PER PD 655	EXISTING DEVELOPMENT	PROPOSED COTTAGES (MULTIFAMILY)
SINGLE FAMILY	1300	438	0
MULTIFAMILY	OUT OF 1300, MAX. 400 CAN BE MULTIFAMILY	0	100
TOTAL	1300	438	100

NOTE: THE LOCATION OF BIKE PARKING TO BE DETERMINED DURING PERMITTING.

SITE DATA TABLE - CAPELLA COTTAGES

LOT SIZE (AC)	15.36
TOTAL NUMBER OF UNITS	100
ONE BEDROOM UNITS	41
TWO BEDROOM UNITS	50
THREE BEDROOM UNITS	9
UNITS WITH GARAGE	33
UNITS WITHOUT GARAGE	67
RESIDENT PARKING REQUIREMENTS	134
TOTAL RESIDENT PARKING REQUIRED	134
SURFACE PARKING PROVIDED	121
GARAGE PARKING PROVIDED	33
TOTAL RESIDENT PARKING PROVIDED	154
TOTAL RESIDENT ADA PARKING PROVIDED	8
PROPOSED RETAIL BUILDING AREA (SF)	3200
RETAIL PARKING REQUIREMENT	1 PER 333 SF
TOTAL RETAIL PARKING REQUIRED	10
TOTAL RETAIL PARKING PROVIDED	32
TOTAL RETAIL ADA PARKING PROVIDED	2
BIKE PARKING REQUIREMENT S	1 BIKE SPACE PER EVERY 20 PROVIDED PARKING SPACES
TOTAL BIKE PARKING REQUIRED	10
TOTAL BIKE PARKING PROVIDED	10

NOTE: LOCATION OF BIKE PARKING TO BE DETERMINED DURING PERMITTING

Owner:
Clay Academy, INC.
6777 W. Kiest Blvd.
Dallas, Texas 75236
Frank M Dyer, II
972-322-5953

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Deep Sapkota, P.E.
972-201-3100

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

SCALE 1" = 60'

JOHNSON VOLK CONSULTING
19815 Engineering Firm No. 11982 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S234-183	N/A	WW24-868 DP24-323

DEVELOPMENT PLAN

CAPELLA COTTAGES
DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TX

REVIEWED	DRAWN	DATE	FILE	NUMBER	SHEET
JVC	JVC	07/2025	DP24	323	DP

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CAPELLA COTTAGES - DEVELOPMENT PLAN

JVC No. TDJ501 - DEVELOPMENT PLAN