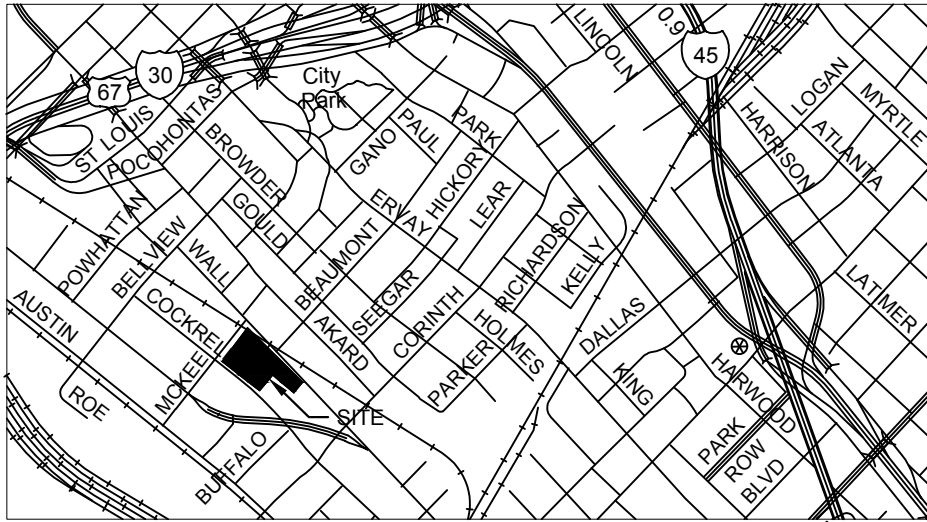
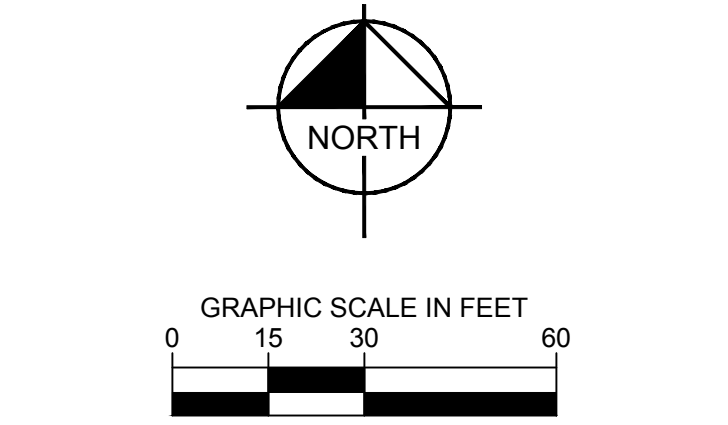
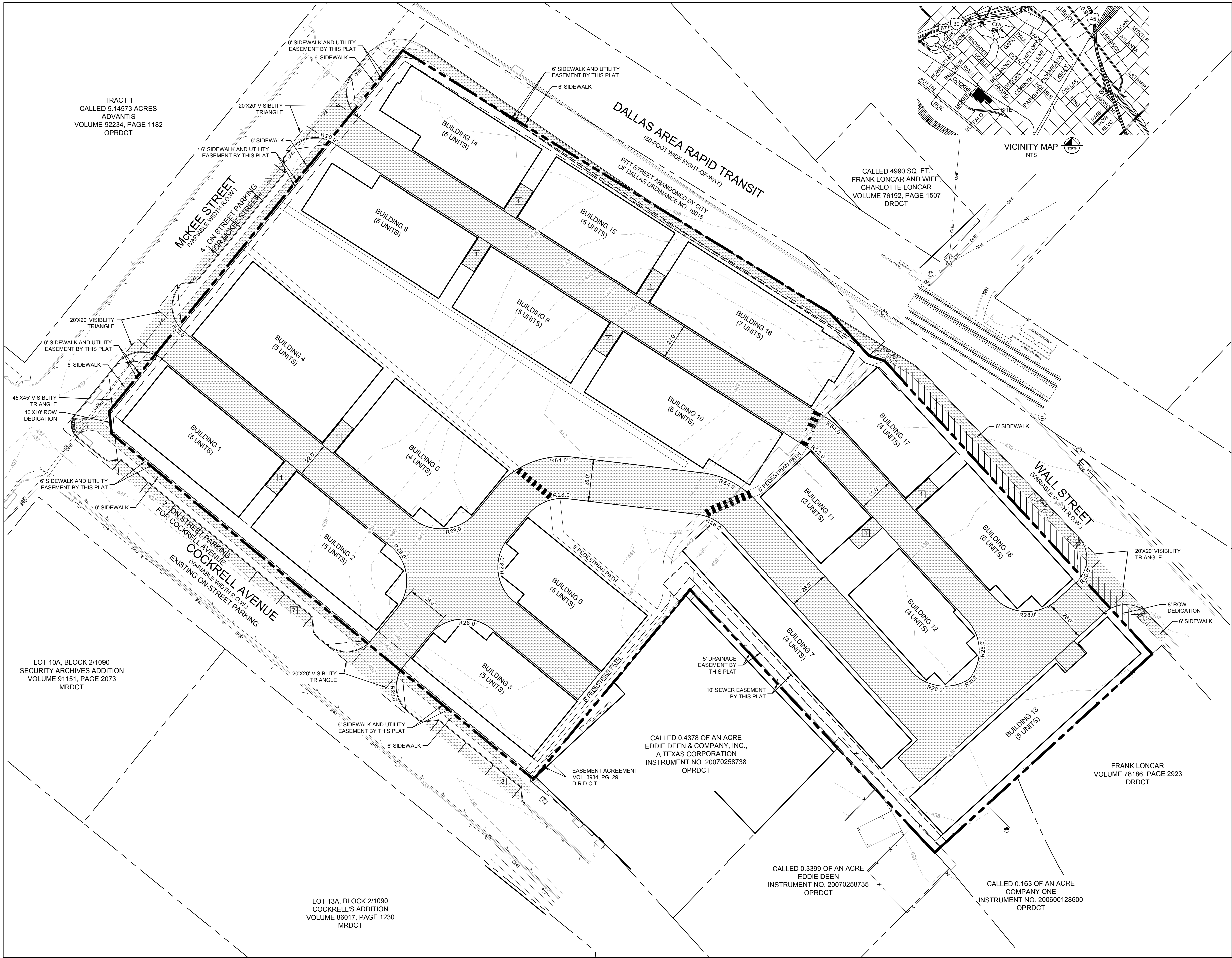


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| SITE DATA TABLE DEVELOPMENT TRACT 1 |  |
|-------------------------------------|--|
| ZONING:                             | PD317, SUBDISTRICT 38                  |
| SITE AREA (GROSS/NET):              | 3.66 AC / 3.61 AC                      |
| USE:                                | MULTI FAMILY DEVELOPMENT               |
| NUMBER OF UNITS:                    | 87                                     |
| UNITS MINIMUM WIDTH:                | 16 FEET                                |
| MAXIMUM BUILDING HEIGHT:            | 24.4 UNITS PER ACRE                    |
|                                     | 55 FEET                                |
| DENSITY                             |  |
| AVERAGE UNIT SIZE:                  | 2400 SQUARE FEET                       |
| MAXIMUM BUILDING HEIGHT:            | 3 STORIES / 54 FEET                    |
| MINIMUM FRONT SETBACK:              | 5 FEET                                 |
| MINIMUM SIDE/REAR SETBACK:          | 0 FEET                                 |
| IMPERVIOUS AREA:                    | 118,416 SQUARE FEET<br>(76.2% OF SITE) |
| LANDSCAPE AREA:                     | 38,789 SQUARE FEET<br>(23.8% OF SITE)  |
| TOTAL PARKING                       | 174 SPACES                             |
| 2 PER UNIT:                         |  |
| GUEST PARKING REQUIRED:             | 22 SPACES                              |
| GUEST PARKING PROVIDED:             | 22 SPACES                              |

| LEGEND        |               |
|---------------|---------------|
| PROPERTY LINE | ---           |
| EASEMENT LINE | - - - - -     |
| PAVEMENT      | [Hatched Box] |

**Kimley»Horn**

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FOR REVIEW ONLY  
Prepared for Concept Plan submittal  
Not for construction purposes or permits.  
**Kimley»Horn**  
Engineered by JARED EARNEY, P.E.  
P.E. No. 133539 Date OCT. 2022

|             |              |
|-------------|--------------|
| KHA PROJECT | 061289722    |
| DATE        | OCTOBER 2022 |
| SCALE       | AS SHOWN     |
| DESIGNED BY | KHA          |
| DRAWN BY    | KHA          |
| CHECKED BY  | KHA          |

INTOWN COCKRELL  
MULTIFAMILY  
COCKRELL AVENUE  
DALLAS, TEXAS 75215

DEVELOPMENT PLAN

EXHIBIT 317F  
CASE NUMBER: Z212-263

SHEET NUMBER  
DEV