

GARAGE PARKING SUMMARY	
TOTAL SPACES	TO MEET CODE AT TIME OF BUILDING PERMIT AND ALL STRUCTURED PARKING WILL BE LOCATED BELOW GRADE
ADD'L SURFACE PARKING	4

NOTES	
1. HANDICAP PARKING IS TO BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS	
2. LANDSCAPE DESIGN TO BE COMPLIANT WITH PD-15 REQUIREMENTS	

PD 15 DEVELOPMENT BONUS POINTS EARNED	
3 PTS	51P-15.120 (a)(1)(B) OPEN SPACE NORTH/SOUTH PROPERTY LINE -- TO RECEIVE 1 PT FOR EACH 2.5% CONTIGUOUS OPEN SPACE ALONG NORTH/SOUTH PROPERTY LINES UP TO MAX OF 5 PTS.
6 PTS	51P-15.120 (a)(1)(C) SIX POINTS FOR A MAXIMUM DENSITY INCREASE OF 25 DWELLING UNITS PER ACRE FOR LOCATING ALL REQUIRED OFF-STREET PARKING SPACES, EXCEPT FOR PROSPECTIVE TENANT AND DELIVERY SPACES, IN AN UNDERGROUND STRUCTURE.

TOTAL DEVELOPMENT BONUS POINTS EARNED - 9 POINTS

DEVELOPMENT BONUSSES TAKEN	
5 PTS	INCREASES OF DENSITY IN INCREMENTS OF FIVE DWELLING UNITS PER ACRE UP TO A MAXIMUM INCREASE OF 25 DWELLING UNITS PER ACRE (1 POINT FOR EACH FIVE DWELLING UNITS PER ACRE INCREASE UP TO THE MAXIMUM)
2 PTS	ELIMINATION OF ANY PROPERTY ZONED MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), OR MF-2(SAH) AS A RESIDENTIAL PROXIMITY SLOPE SITE OF ORIGIN UNDER SECTION 51A-4.412
2 PTS	ELIMINATION OF THE TOWER SPACING AND URBAN SETBACK REQUIREMENTS

TOTAL DEVELOPMENT BONUS POINTS REQUIRED - 9 POINTS

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- OPEN SPACE (N)
- OPEN SPACE (S)
- CONTIGUOUS OPEN SPACE

NOTES: NO OBSTRUCTIONS OF GREATER THAN 30 INCHES IN HEIGHT INCLUDING TREES, PARKING SPACES, SIGNS, OR OTHER IMPROVEMENTS WILL BE LOCATED WITHIN VISIBILITY TRIANGLES PER CITY OF DALLAS STANDARDS.

LANDSCAPING WILL COMPLY WITH ARTICLE X AND PD LANDSCAPING PROVISIONS

SCALE: 1"=20'-0"

0 20 40 80 Feet

NORTH

SITE DATA SUMMARY TABLE	
ZONING / USE	PD-15 (SUB AREA B)
DWELLING UNITS	225
NORTHERN PORTION	
LOT AREA	41,349 SF
MAXIMUM BUILDING HEIGHT	96'-0"
LOT COVERAGE	22,890 SF
LOT COVERAGE PERCENTAGE	55% MAX 55% PER 51P-15.110(e)(2)(B)
SOUTHERN PORTION	
LOT AREA	43,993 SF
MAXIMUM BUILDING HEIGHT	168'-0"
LOT COVERAGE	24,048 SF
LOT COVERAGE PERCENTAGE	55% MAX 55% PER 51P-15.110(e)(1)(B)
SITE TOTAL (NORTH & SOUTH COMBINED)	
LOT AREA	85,342 SF (1.96 AC)
LOT COVERAGE AREA	46,938 SF
LOT COVERAGE PERCENTAGE	55%
5% REQUIRED OPEN SPACE*	4,267 SF
10 % OPEN SPACE FOR HEIGHT ABOVE 60'	8,534 SF
CONTIGUOUS OPEN SPACE FOR DENSITY BONUS (7.5%)	6,450 SF — 7.5% OF LOT AREA
	7.5% / 2.5% PER POINT = 3 POINTS EARNED FOR OPEN SPACE
TOTAL REQUIRED OPEN SPACE	12,801 SF
TOTAL PROVIDED OPEN SPACE	12,910 SF

*OPEN SPACE: UNOBSTRUCTED TO THE SKY AND CONTAINS NO STRUCTURES EXCEPT FOR ORDINARY PROJECTIONS OF CORNICES AND EAVES

SUMMARY CONT.	
TOTAL BUILDING SQUARE FOOTAGE	270,000 SF
REQUIRED PARKING	
PARKING RATIO	(1 SPACE / BEDROOM)
TOTAL REQUIRED	TO MEET CODE AT TIME OF BUILDING PERMIT
TOTAL PROVIDED PARKING	
STANDARD	TO MEET CODE AT TIME OF BUILDING PERMIT
HANDICAPPED	
BIKE	
SURFACE PARKING	
TOTAL PARKING	TBD

DENSITY CALCULATIONS

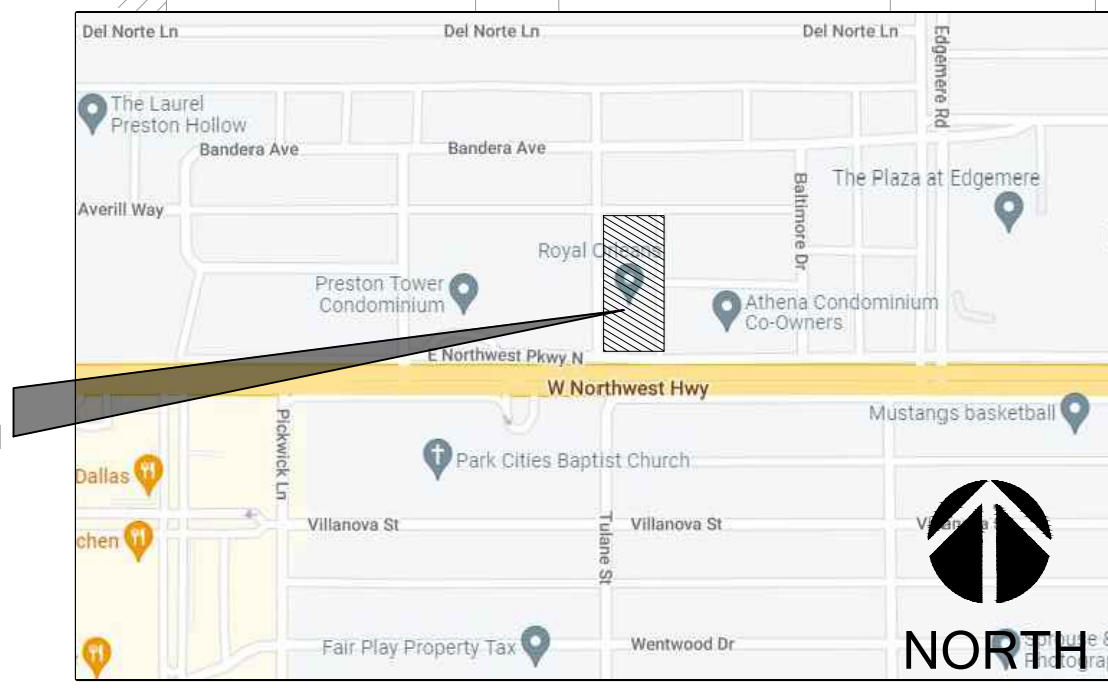
MAXIMUM DENSITY IS 90 UNITS PER AC

DENSITY BONUS PER 51P-15.120(a)(1)(C)

90 DU X 1.96 AC = 176 DU

176 DU + 25 DWELLING UNITS PER ACRE BONUS X 1.96 AC = 225

TOTAL DWELLING UNITS ALLOWED



DEVELOPMENT PLAN

CAWLEY PARTNERS

DIPLOMAT REDEVELOPMENT

Dallas, Texas

Job #: 22047.00

File Name: Diplomat and Royal Orleans_DP - 2023 01 11.dwg

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