

CASE # D223-002
PD 655, SUBDISTRICT 5
URBAN CENTER

LEGEND	
	INGRESS/EGRESS
	5 FOOT CONTOUR INTERVAL
	PROPOSED FIRE LANE
	PROPOSED 5' SIDEWALK
	10 FOOT RADIUS

DEVELOPMENT SUMMARY									
	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	47 Multifamily	229	0	229	229	47	276
Floor Area (SF)	No Maximum	0	49,969						
Lot Coverage	100%	0%	29%						
No. of Stories	4		3						
Structure Height (FT)	55								

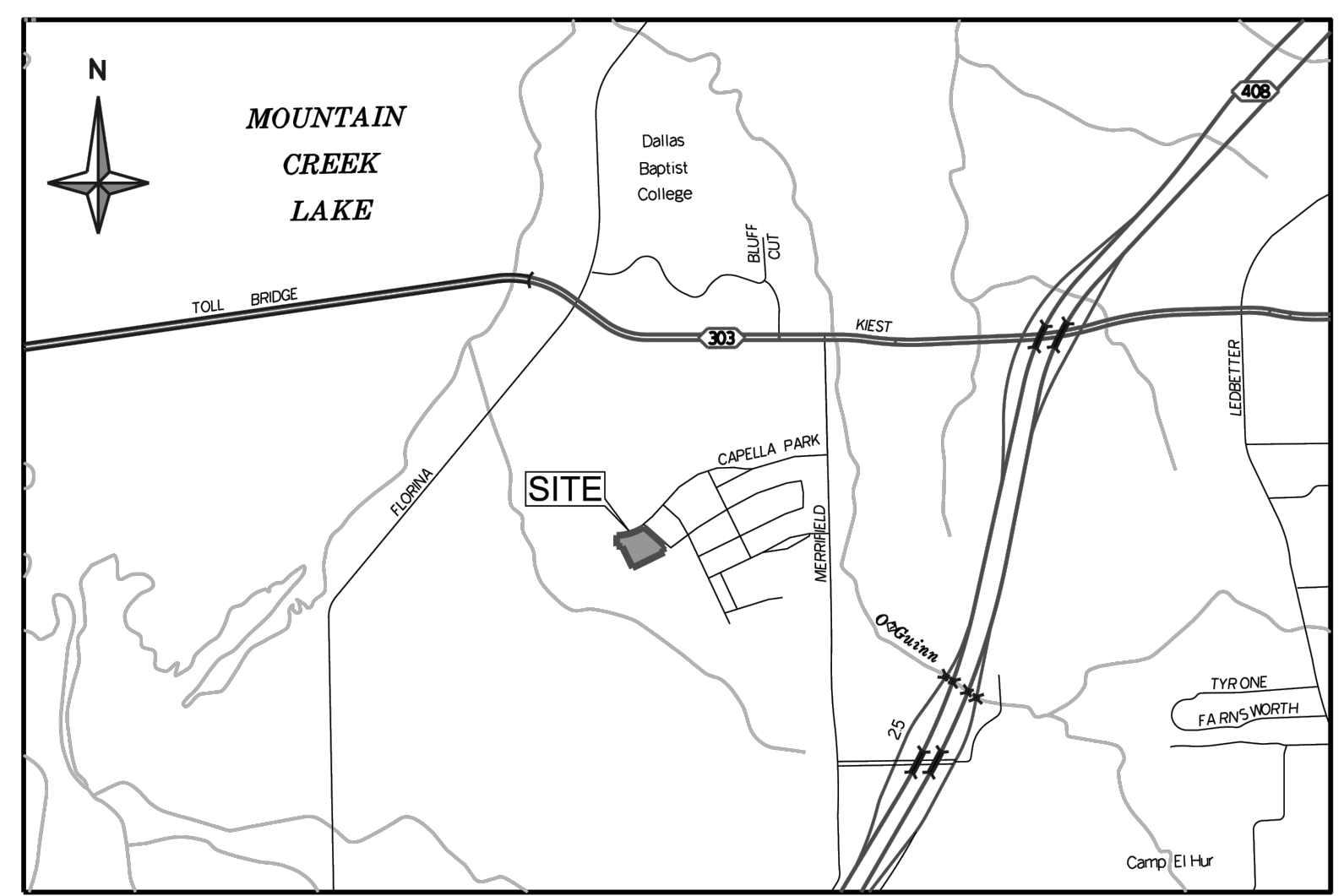
SITE INFORMATION (LOT 1 - SUBDISTRICT 5, URBAN CENTER)
 ZONING: PD 655
 PROPOSED USE: MULTIFAMILY
 TOTAL LOT AREA: 3.942 ACRES
 ADJACENT STREET TYPE:
 CAPELLA PARK AVENUE: ST-54-30
 GIDEONS WAY: ST-54-30

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 AND FINAL LOCATIONS OF THESE FEATURES ARE TO BE DETERMINED.

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

PARKING SUMMARY					
	Required per Bedroom	Required per Additional Bedroom	Total Units	Required	Provided
Parking Space	1	0.5	47 (3-Bedroom)	94	
Private Garage					94
Guest Parking					7
Total				94	101

BIKE PARKING SUMMARY				
	Required per Car Parking	Required Car Parking	Required	Provided
Bike Space	1 Per 25	94	4	4



VICINITY MAP
NOT TO SCALE

ALL SIDEWALKS ARE 5' WIDE

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

OWNER/SUBDIVIDER:
 CAPELLA 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
 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.
 S212-162 YYYYMMDDXXXX D223-002

DEVELOPMENT PLAN					
CAPELLA PARK No. 1					
LOT 1, BLOCK AA/8710					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
		08/22/2023			1 OF 1