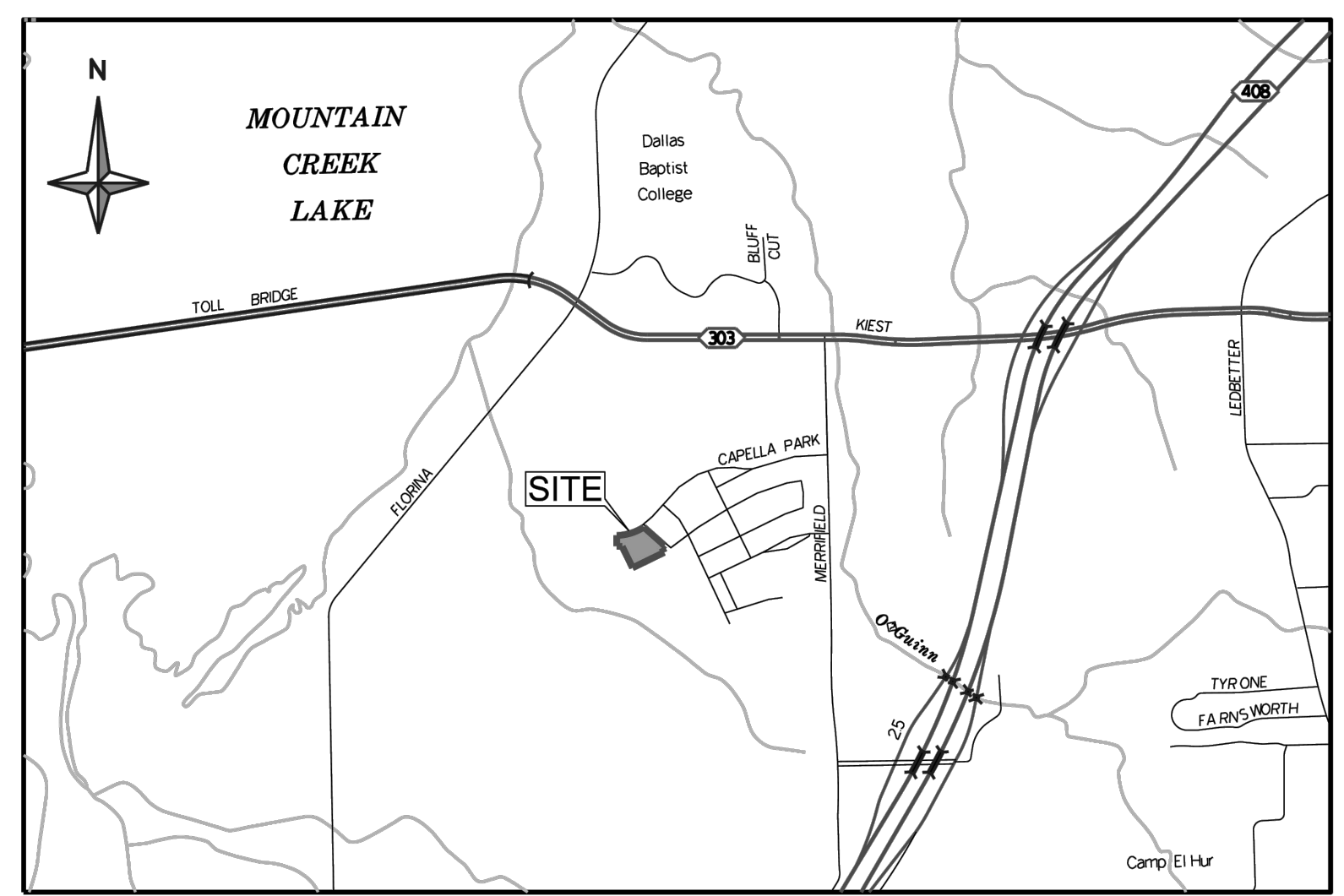


CASE # D223-002
 PD 655, SUBDISTRICT 5
 URBAN CENTER

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



VICINITY MAP
 NOT TO SCALE

| 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 ENCROUGH 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 |

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 |