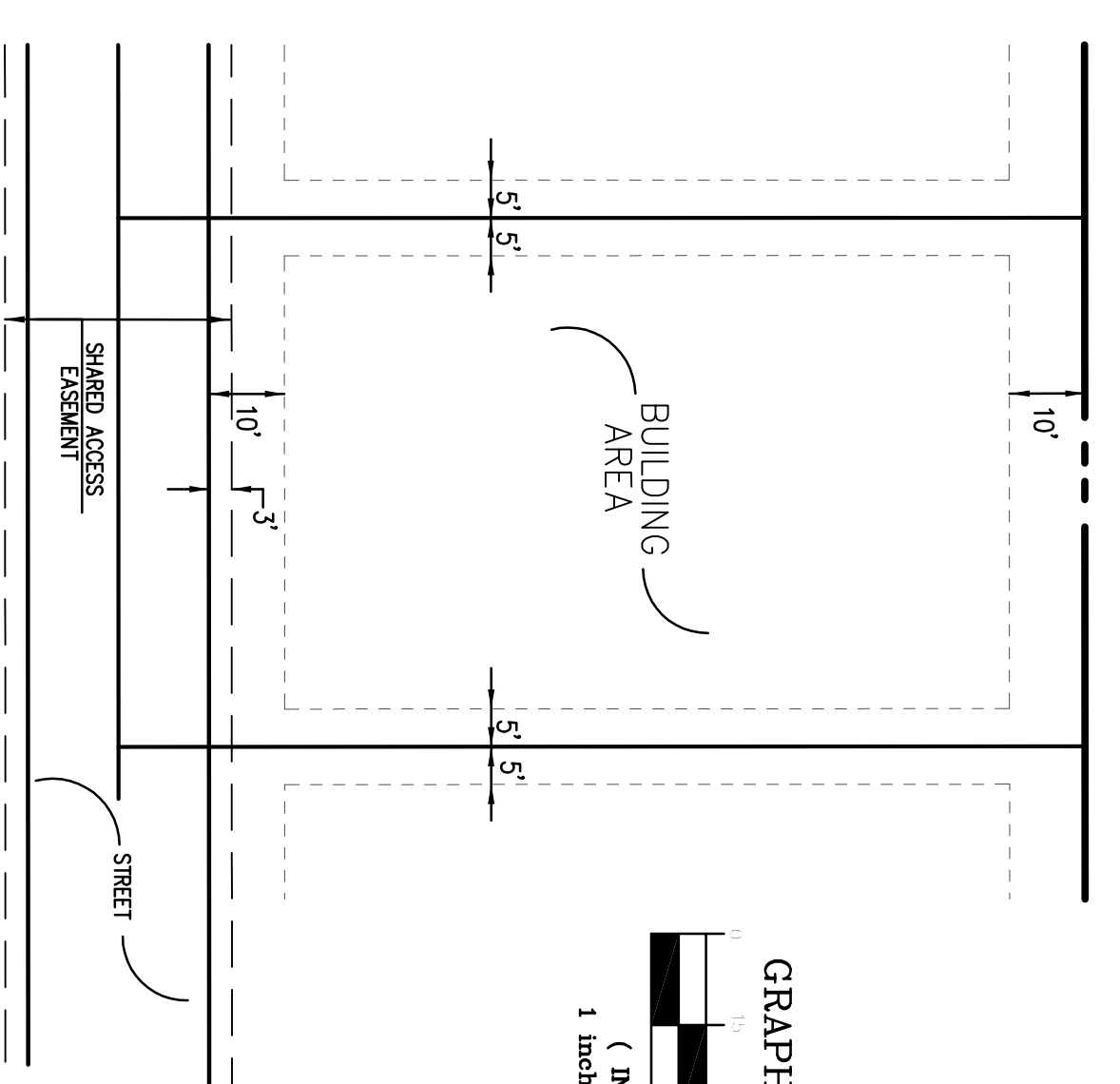
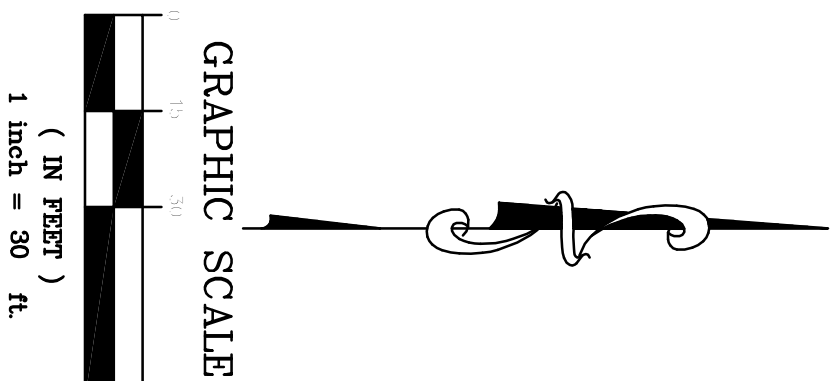


LOT 3 LOCATION MAP



TYPICAL BUILDING AREA

ZONING: PLANNED DEVELOPMENT DISTRICT
RESIDENTIAL SHARED ACCESS DEVELOPMENT
SITE DATA TABLE

ITEM	LOT 1
TOTAL AREA:	194,866 SF (4.47 AC)
PERIMETER SETBACKS:	
FRONT YARD SETBACK: (FOREST LANE)	20'
FRONT YARD SETBACK: (CREEKWAY DRIVE)	10'
SIDE YARD SETBACK:	10'
DEVELOPMENT IS CONSIDERED ONE LOT WITH REGARDS TO SETBACKS)	
MAXIMUM DWELLING UNIT DENSITY:	18 UNITS DETACHED
MAXIMUM LOT COVERAGE:	60%
DEVELOPMENT IS CONSIDERED ONE LOT WITH REGARDS TO COVERAGE)	
MINIMUM LOT SIZE WITHIN THE SHARED ACCESS DEVELOPMENT:	7,150 SF
MAXIMUM NUMBER OF LOTS:	19
MAXIMUM BUILDING HEIGHT:	30'
OFF-STREET PARKING: (MINIMUM PER DWELLING UNIT)	2 SPACES
GUEST PARKING:	6 SPACES
PRIVATE DRIVE WIDTH: (MINIMUM)	26' (20' OF PAVING)
PRIVATE DRIVE EASEMENT TOTAL AREA:	28,296 SF (0.65 AC)
OPEN SPACE:	20,600 SF (47 AC)
LANDSCAPING TO COMPLY WITH ARTICLE X (DEVELOPMENT IS CONSIDERED ONE LOT WITH REGARDS TO LANDSCAPING)	

NOTES:

- SCREENING WALL TO BE CONSTRUCTED ALONG PROPERTY AS SHOWN. WALL SHALL BE 8' MAXIMUM HEIGHT AND SHALL BE CONSTRUCTED WITH CITY APPROVED MATERIALS. REFERENCE POD REGULATIONS FOR SCREENING WALL SPECIFICATIONS ALONG FOREST LANE.

DEVELOPMENT PLAN

6600 FOREST ESTATES

ADDRESS: _____

4.47 ACRES OUT OF AUDUBON ESTATES 2ND SECTION and FINE ESTATES NO. 2
DALLAS COUNTY, TEXAS

UNITY CHURCH of DALLAS
6525 FOREST LANE
DALLAS, TX 75230

HICKS III INVESTMENTS
7825 FOREST LANE
DALLAS, TX 75207

MARSHALL GAGE LLC
207 E. VIRGINIA ST SUITE 214
MCKINNEY, TX 75069

OWNER
DEVELOPER
ENGINEER

ZONING CASE # Z134-106

