



STANDARD PARKING
STALL COUNT (9'x18')

TANDEM PARKING
STALL COUNT (9'x18')

GARAGE PARKING
STALL COUNT

PROP. 6' TYPE 1
SCREEN WALL

PROPOSED FIRE LANE
TYPICAL FIRE LANES
WITH A MINIMUM INSIDE
AREAS ADJACENT TO
30' SHALL HAVE 26'



ITEM	EXISTING BUILDING	PROPOSED BUILDING	Requirement Met
ZONING (FROM ZONING MAP)	Planned Development District (PD)-4B	Planned Development District (PD)-4B	TOTAL
LAND USE (FROM ZONING ORDINANCES)	Medium/high Density Residential & Retail/Commercial	Mixed Use: Med/High Density Residential & Retail/Commercial	Planned Development District (PD)-4B
LAND USE (FROM ZONING MAP)	26,774 sq ft (26,751 sq ft)	26,774 sq ft (26,751 sq ft)	Mixed Use: Med/High Density Residential & Retail/Commercial
LOT COVERAGE	0%	23.88% SF (1,166,256 SF) = 20%	23.88% SF (1,166,256 SF) = 20%
PARKING REQUIRED	Undeveloped land	MULTI-FAMILY (1.25 spaces per each 1 bedroom unit; 2 spaces per each unit containing 2 bedrooms or more)	MULTI-FAMILY (1.25 spaces per each 1 bedroom unit; 2 spaces per each unit containing 2 bedrooms or more)
HANDICAP REQUIRED PARKING	Undeveloped land	514 units * 1.5 space/unit = 771	514 units * 1.5 space/unit = 771
TOTAL SPACES PROVIDED	Undeveloped land	RETAIL (150 spaces) + 514 units * 1.5 space/unit = 143	RETAIL (150 spaces) + 514 units * 1.5 space/unit = 143
HANDICAP PARKING PROVIDED	Undeveloped land	TOTAL REQUIRED = 996 spaces	TOTAL REQUIRED = 996 spaces
TOTAL BUILDING AREA	Undeveloped land	2% of the total number of spaces = 19 handicapped spaces	19 handicapped spaces
SQUARE FOOTAGE	Undeveloped land	19 handicapped spaces	19 handicapped spaces
REQUIREMENTS	Undeveloped land	(80,250 SF RETAIL / 714,337 SF MULTI-FAMILY)	(80,250 SF RETAIL / 714,337 SF MULTI-FAMILY)
REQUIREMENTS	Undeveloped land	TOTAL = 795,027 SF	TOTAL = 795,027 SF
REQUIREMENTS	Undeveloped land	North (Tarrant)	North (Tarrant)
REQUIREMENTS	Undeveloped land	North (Tarrant)	North (Tarrant)

LANDSCAPE REQUIREMENTS TABLE

[illegible]

PLANTING SCHEDULE

[illegible]

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE, AND THEREFORE NO REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. THE ENGINEER'S OFFICE HAS REVIEWED THE SUBMITTED REVISIONS, AND THE ISSUANCE OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

[illegible]

ZONING SITE PLAN

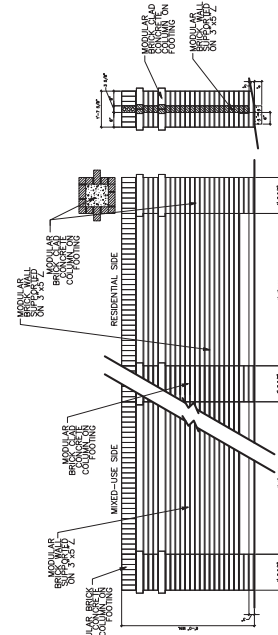
**CAMP WISDOM ROAD DEVELOPMENT
MARTIN BARNES RD. & CAMP WISDOM
CASE NUMBER Z180101/\$180105**

OWNER/DEVELOPER:
HAMILTON COMMERCIAL, LLC
1600 E. PIONEER PARKWAY, SUITE 550
ARLINGTON TEXAS 76010
PH: 972-663-9775

ENGINEER:
PACHECO KOCH CONSULTING, LLC
7557 RAMBLER ROAD, SUITE 1400

PK FILE: 3989-17.420

PK-3989-17.420 -
SITE PLAN EXHIBIT.DWG



TYPE 1 SCREEN FENCE

NOT TO SCALE

PROP. STRIPING TO ELIMINATE EX. LEFT