

HARRIS ADDITION
VOLUME 78017, PAGE 1067
M.R.D.C.T.

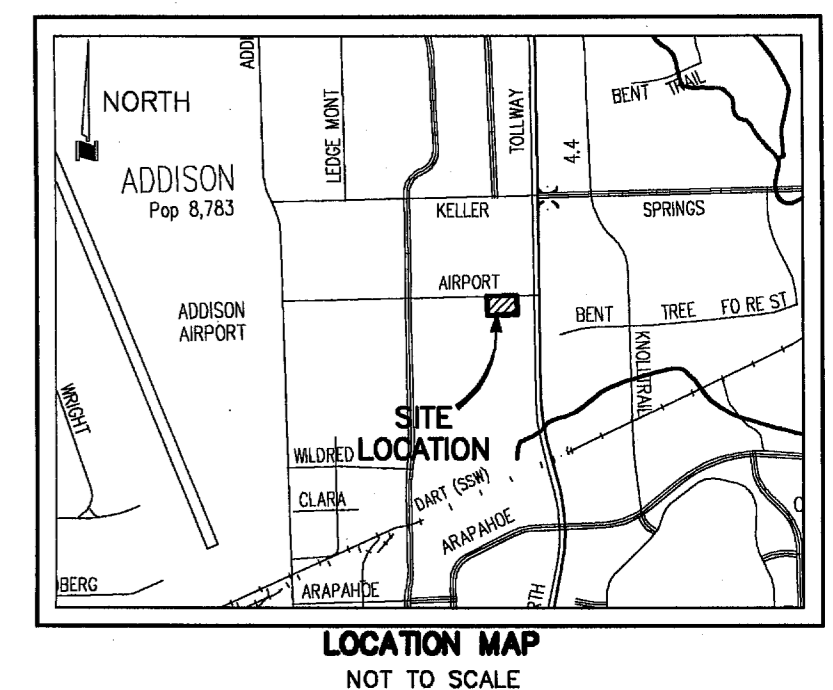
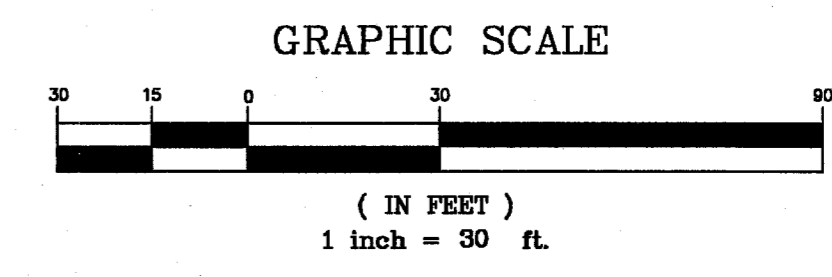
AIRPORT PARKWAY
(60' ROW)

S44°56'29"E 14.22'

N45°35'09"E 4.23'

POINT OF BEGINNING

S89°37'15"E 474.60'



HWK, INC.
VOLUME 98060, PAGE 06410
D.R.D.C.T.

QUORUM DRIVE
(92' ROW)

N00°21'32"E 351.19'

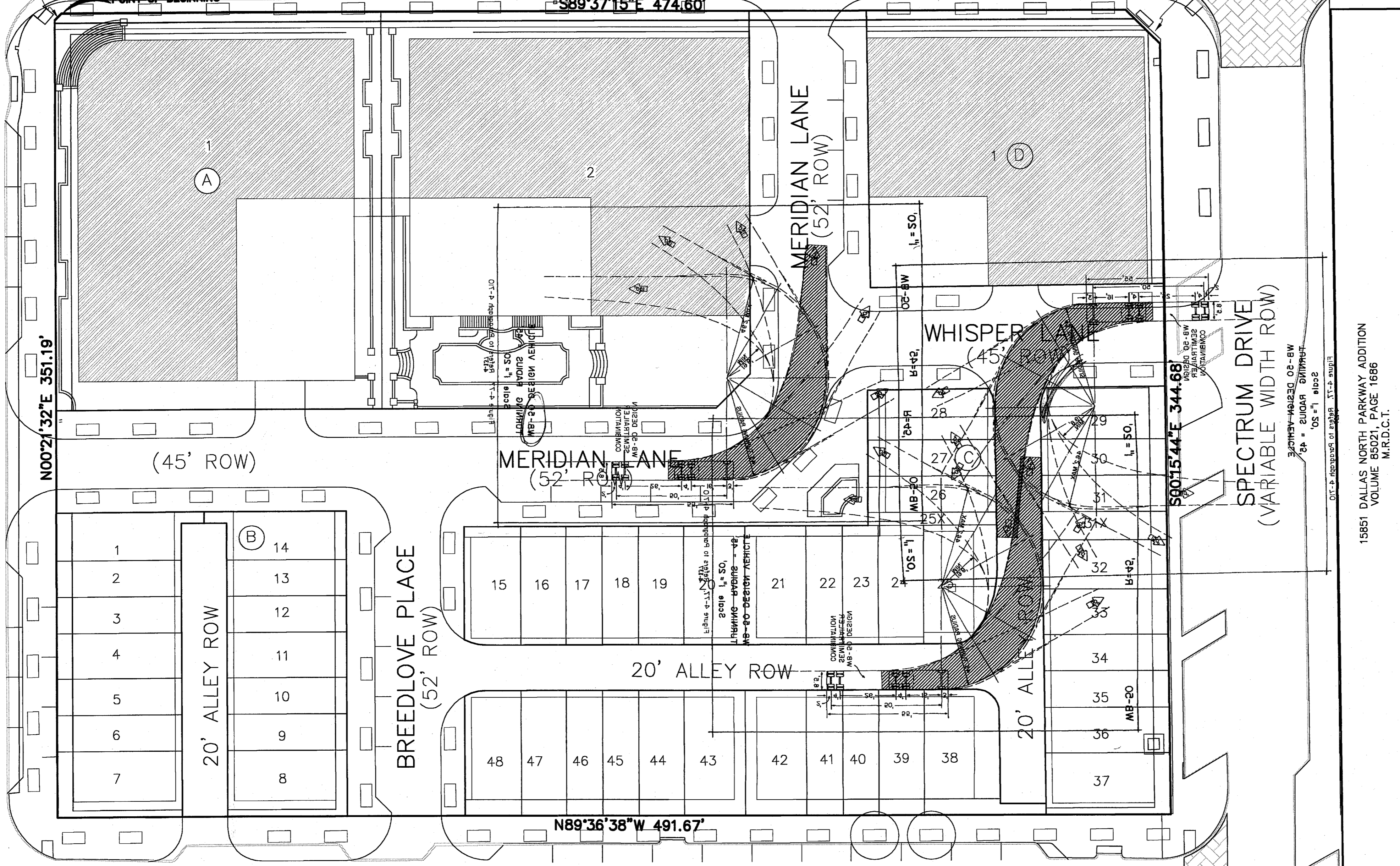
(45' ROW)

MERIDIAN LANE
(52' ROW)

(52' ROW)

SPECTRUM DRIVE
(VARIABLE WIDTH ROW)

15851 DALLAS NORTH PARKWAY ADDITION
VOLUME 85021, PAGE 1686
M.R.D.C.T.



N89°36'38"W 491.67'

CALLOWAY DRIVE
(61' ROW)

PARK VIEW AT ADDISON CIRCLE
VOLUME 2005032, PAGE 54
M.R.D.C.T.

SITE DATA SUMMARY:

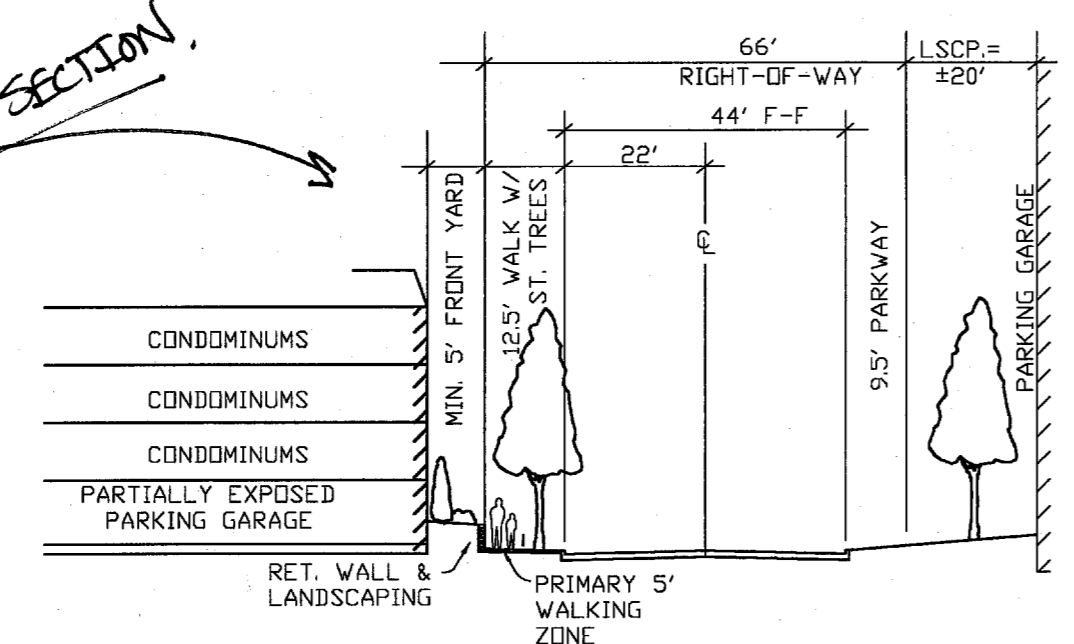
- EXISTING ZONING: UC - URBAN CENTER PROPOSED ZONING: UC
- TOTAL SITE AREA - ± 4.0 ACRES
- RESIDENTIAL DWELLINGS: TH-ALLEY ACCESS=48 CONDO-GARAGE ACCESS=92
- RESIDENTIAL DENSITY (DWELLING UNITS/ ACRE): 35.7
- AREA REGULATIONS:

	TH-ALLEY ACCESS:	CONDO-STREET ACCESS:
MIN. LOT WIDTH	16'	-
MIN. LOT DEPTH	47'	-
MIN. LOT AREA	752 SF	-
MAX. LOT COVERAGE	85%	-
MIN. FRONT YARD	5'	5'
MIN. GARAGE SET-BACK	3'	-
MIN. REAR YARD	3'	0'
MIN. DIST. BETWEEN GARAGE FACES	26' (SEE NOTE 7)	N/A
MIN. SIDE YARD	0'	0'
MIN. PERIMETER CORNER SIDE YARD	3'	5'
MIN. BLDG. SEPARATION	10'	20'
MAX. UNITS PER BLDG	8	-
- ON-STREET GUEST PARKING PROVIDED: ±41 or ± 0.3:1

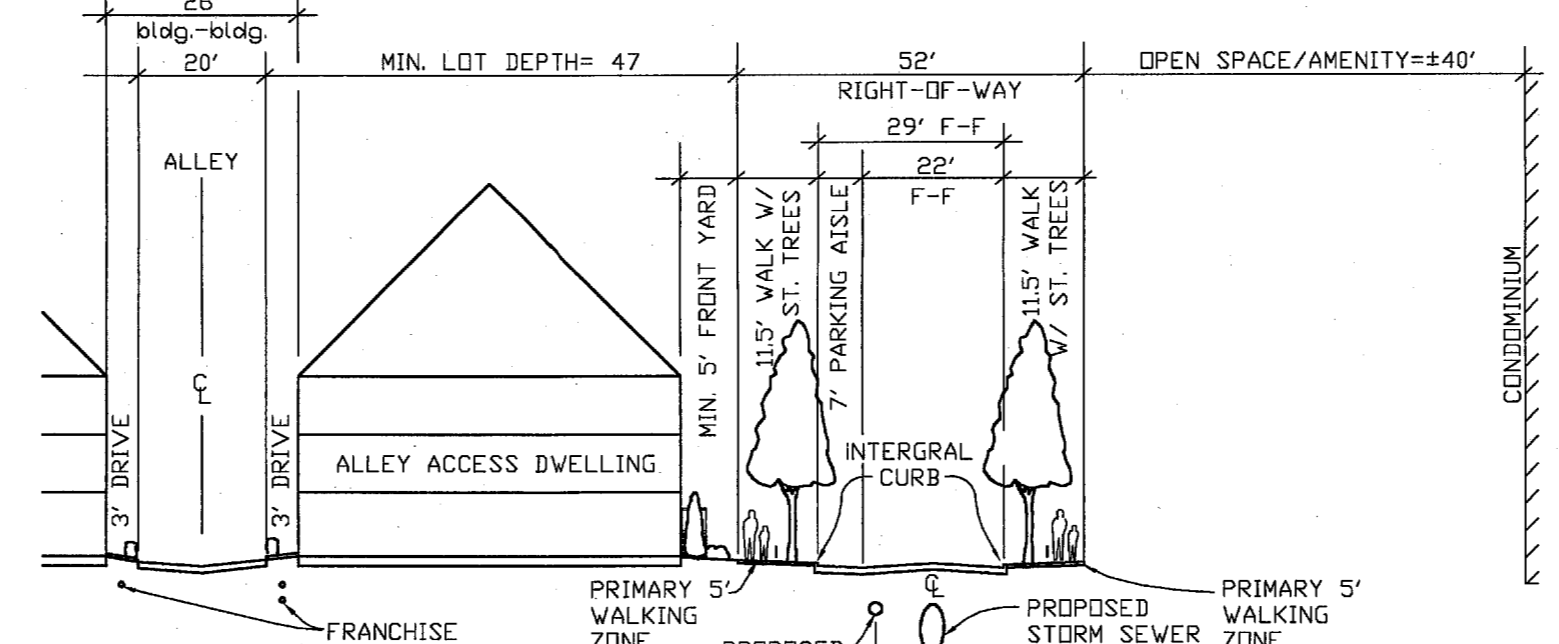
NOTES:

- ALL DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
- ALL CURB RADI AT STREET INTERSECTIONS ARE 20.0' UNLESS OTHERWISE NOTED.
- THE ARE APPROXIMATELY 140 DWELLING UNITS ASSOCIATED WITH THIS PLAN.
- BRICK LEDGES, 2nd AND 3rd FLOOR LIVING AREAS, BALCONYS, CHIMNEYS AND OTHER ORNAMENTAL PROJECTIONS OR ARCHITECTURAL FEATURES MAY PROJECT IN TO THE FRONT, SIDE AND REAR YARDS A MAXIMUM OF 3 FEET, PROVIDED THEY DO NOT IMPEDE FIRE ACCESS.
- ALL BUILDINGS SHALL NOT BE LESS THAN 10-FEET APART, EXCLUSIVE OF ORNAMENTAL PROJECTIONS OR ARCHITECTURAL FEATURES WHICH SHALL NOT BE LESS THAN 3 FEET APART.
- ALL GARAGE DOORS SHALL NOT BE LESS THAN 26 FEET APART.

REVIEW SECTION



AIRPORT PKWY. SECTION



MERIDIAN LANE SECTION

LAND OWNER:
ADDISON URBAN
DEVELOPMENT PARTNERS, LLC
500 W. LOOKOUT ROAD
RICHARDSON, TX 75080
CONTACT: STEVE KING
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APPLICANT/PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOC.
5225 VILLAGE CREEK DRIVE, STE. 200
PLANO, TX 75093
CONTACT: MATTHEW ALEXANDER
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972.931.9536 FAX
matalexander@daa-civil.com

SITE PLAN (48 TH & 92 CONDO'S)						
MERIDIAN SQUARE						
8 AC., G.W. FISHER SURVEY, ABSTRACT No. 482						
TOWN OF ADDISON, DALLAS COUNTY, TEXAS						
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MWA	MWA	MWA	07/28/08	1"=30'	07031B	1

DOWDEY, ANDERSON & ASSOCIATES, INC.