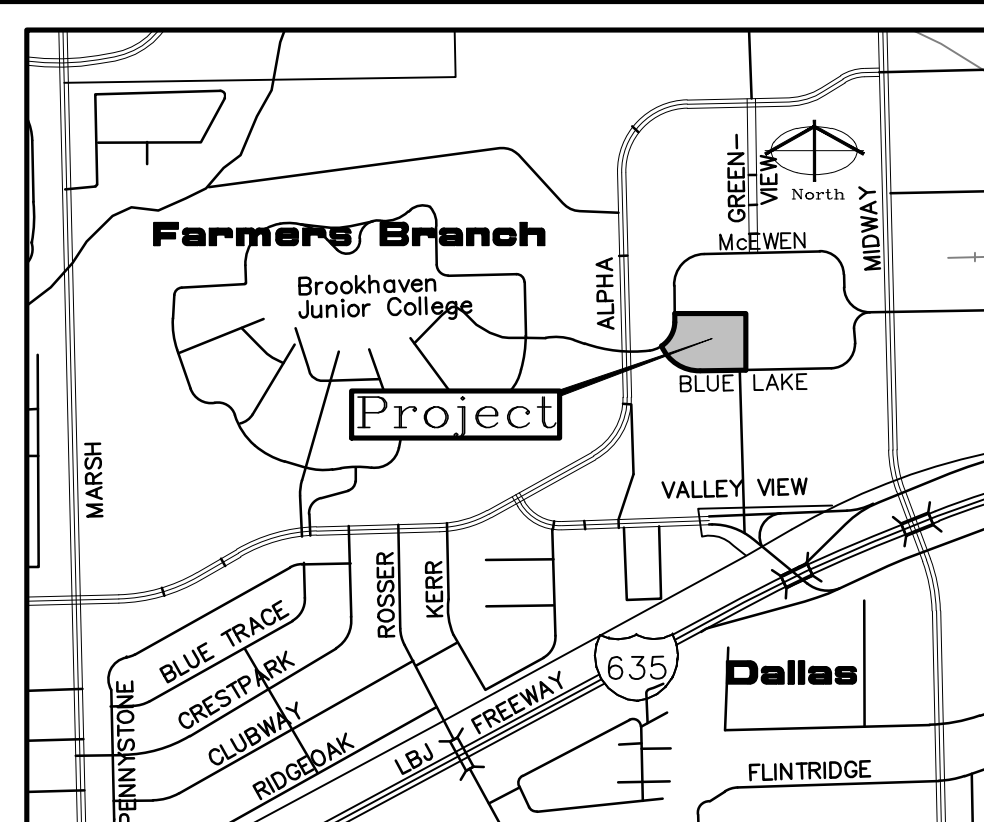
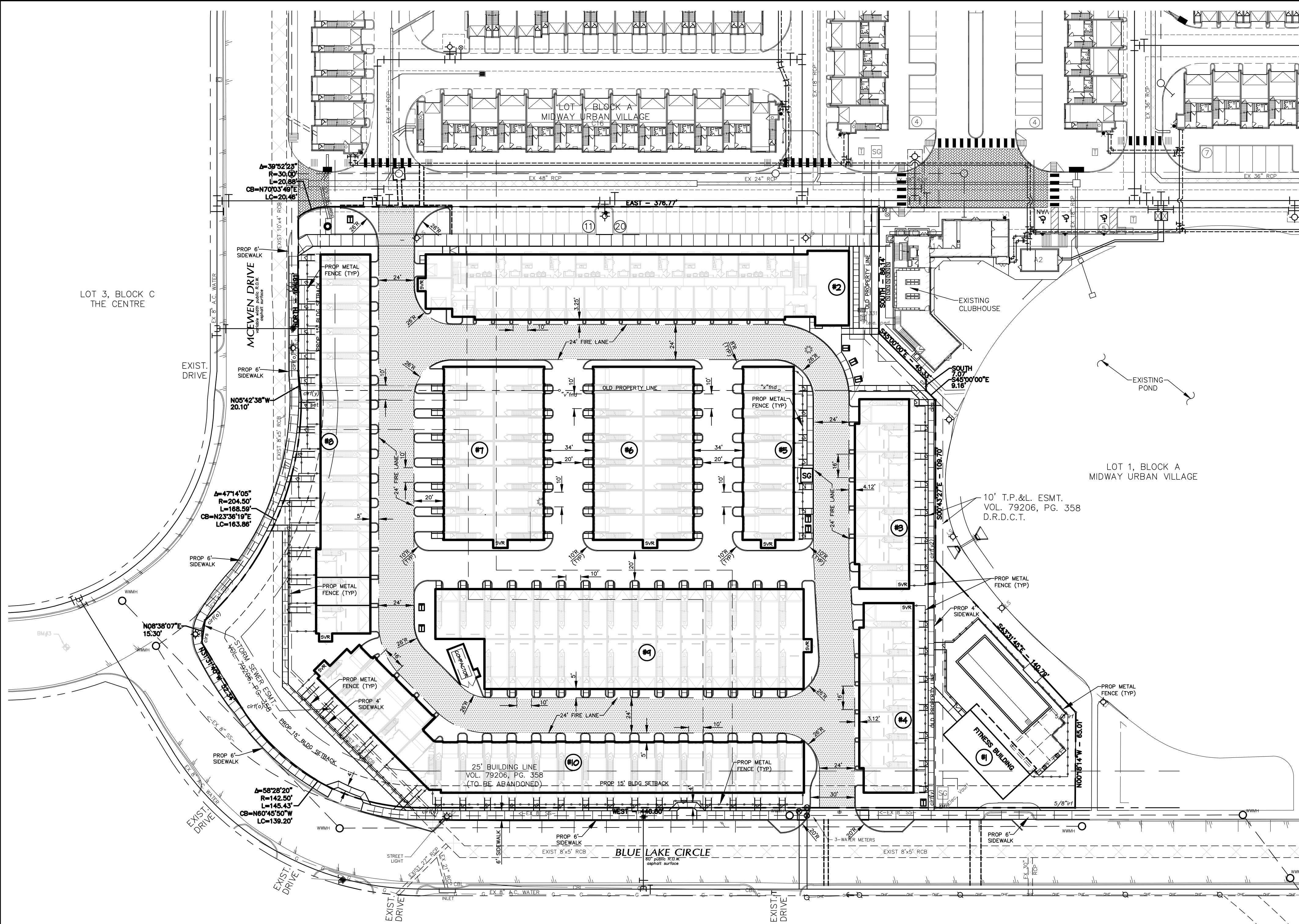




VICINITY MAP
DALLAS MAPSCO #14P
N.T.S.

SITE DATA	
LEGAL DESCRIPTION - LOT 5, BLOCK B, THE CENTRE ADDITION, VOL. 79206, PG. 358, - PART OF PROP. LOT 1, BLOCK A, MIDWAY URBAN VILLAGE, - PART OF PROP LOT 2, BLOCK A, MIDWAY URBAN VILLAGE	
ZONING: - PD90	
ITEM	PHASE II
Site Area	191,272 S.F. 4.3910 Acres
Impervious Cover	124,949 S.F.
Site Cover (%)	65.3%
Total Building Area	81,435 S.F.
Total Building Coverage	42.8%
Total Building Floor Area	254,053 S.F.
Floor Area Ratio	1.33:1
Number of Units	161
PARKING	
REQUIRED	209
PROVIDED:	
ON STREET SURFACE (BLUE LAKE CIRCLE)	13
ON-SITE (SPINE ROAD) SURFACE	31
GARAGE	238
TOTAL	282

				On Street Blue Lake # of Spaces	Spine Road # of Spaces	Garage # of Spaces	TOTAL # of Spaces
Type	# of Units	PD-90 Parking Ratio	# Spaces Required	Provided	Provided	Provided	Provided
One Bedroom Flats	49	1.25	61	13	31	18	62
One Bedroom TH	96	1.25	120			188	188
Two Bedroom TH	16	1.75	28			32	32
Total:	161		209	13	31	238	282

Bldg #	# of Stories	Gross SF by Bldg	Proposed Use	# Apt Flats 1 Bd- 1 Ba	# Townhomes 1 Bd-1.5 Ba	# Townhomes 2 Bd-2.5 Ba	1- Car Garage for Flats-ADA	1- Car Garage for Flats	1- Car Garage for TH	2-Car INLINE Garage	2-Car SIDE by SIDE Garage	Total Garage Parking Spaces
<i>(garage dimensions)</i>							11'-11" x 22'	16'-10" x 20'	11'-7" x 22'	11'-9" x 33'	18'-2" x 22'-3"	
1	1	2,074	Fitness Center				NA	NA	NA	NA	NA	
2	4	50,186	Rental Apt Flats, Leasing Office, Maint Office	49			1	17				18
3	4	14,664	Rental Townhomes (TH)		2	5			1	1	5	13
4	3	14,664	Rental Townhomes (TH)		2	5			1	1	5	13
5	3	12,246	Rental Townhomes (TH)		7					7		14
6	3	23,931	Rental Townhomes (TH)		14					14		28
7	3	23,931	Rental Townhomes (TH)		14					14		28
8	3	27,749	Rental Townhomes (TH)		12	3				12	3	30
9	3	47,923	Rental Townhomes (TH)		28					28		56
10	3	36,685	Rental Townhomes (TH)		17	3			2	15	3	38
Totals	NA	254,053		49	96	16						238
Grand Total Apt Flats & THs:						161						

DEVELOPER
LEEDS REAL ESTATE SERVICES, INC.
P.O. BOX 702527
DALLAS, TEXAS 75370
TELE: 972-754-1024
CONTACT: JASON LEEDS

OWNER
BOXER F2, LP
720 NORTH POST OAK ROAD
SUITE 500
HOUSTON, TEXAS 77024
TELE: 713-777-7368
FAX: 713-780-7708
CONTACT: JOHN RENTZ

SURVEYOR
PIBURN & COMPANY
801 E. CAMPBELL ROAD
SUITE 575
RICHARDSON, TEXAS 75081
TELE: 214-328-3500
CONTACT: JOHN PIBURN

CIVIL ENGINEER
BROCKETTE DAVIS DRAKE, INC.
4144 N. CENTRAL EXPRESSWAY
SUITE 1100
DALLAS, TEXAS 75204
TELE: 214-824-3647
CONTACT: JAMES A. RILEY, P.E.

LANDSCAPE ARCHITECT
SMR LANDSCAPE ARCHITECTS
1708 N. GRIFFIN STREET
DALLAS, TEXAS 75202
TELE: 214-871-0083
CONTACT: BRIAN ADAMS

LEADS

MIDWAY URBAN VILLAGE, PHASE II
FARMERS BRANCH, TEXAS
CONCEPTUAL SITE PLAN

Revisions	Date

Issue Dates:

Scale: 1" = 40'

Drawn By: DJA

Designed By: JAR

Sheet

C01

Project No. C20003