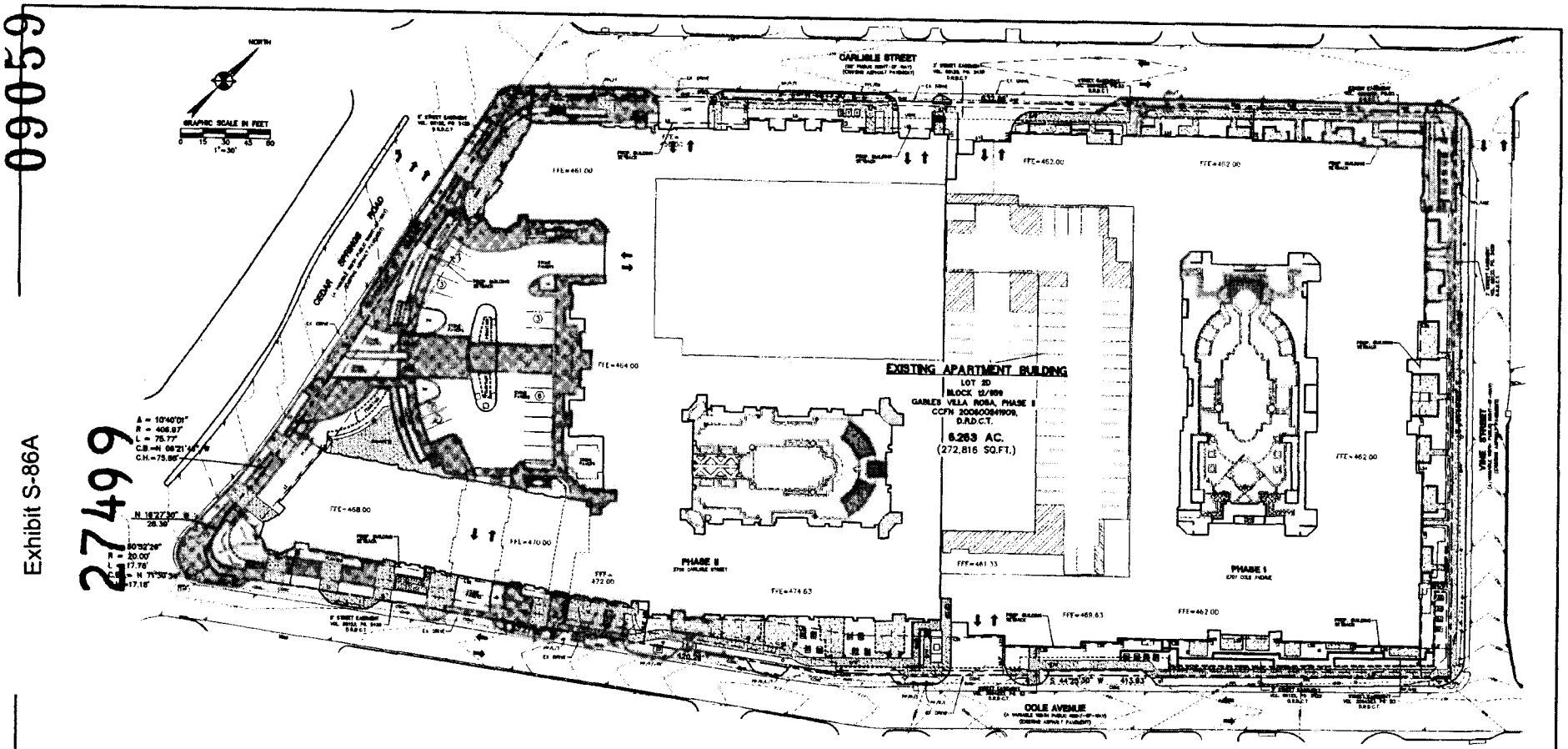
090599

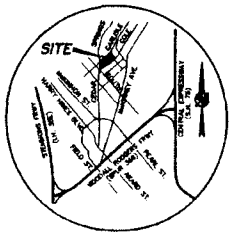
Exhibit S-86A

274999



PROPOSED BUILDING SETBACK LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N01°37'12"W	89.40'	L24	N45°20'40"E	3.04'
L2	N34°20'47"E	3.46'	L25	S44°38'20"E	117.58'
L3	N11°41'46"W	186.13'	L26	S45°15'01"W	44.75'
L4	S78°18'14"W	3.67'	L27	N44°44'58"W	1.88'
L5	N14°53'40"W	72.18'	L28	S45°15'01"W	49.61'
L6	N45°17'30"E	146.04'	L29	N45°34'30"W	2.93'
L7	N44°48'12"W	4.38'	L30	S44°25'30"W	47.21'
L8	N45°17'30"E	84.75'	L31	S48°34'30"E	2.24'
L9	S44°42'30"E	4.95'	L32	S45°15'01"W	80.88'
L10	N45°19'12"E	71.80'	L33	S45°34'30"E	2.77'
L11	S44°42'30"E	6.84'	L34	S45°15'01"W	24.84'
L12	N45°17'30"E	50.18'	L35	S45°34'30"E	3.33'
L13	N44°42'30"W	5.77'	L36	S45°15'01"W	53.58'
L14	N45°17'30"E	184.77'	L37	N45°34'30"E	6.35'
L15	S44°42'30"E	2.07'	L38	S45°15'01"W	101.78'
L16	N45°17'30"E	72.34'	L39	S53°37'00"W	66.45'
L17	S44°38'20"E	2.00'	L40	S45°15'20"W	78.84'
L18	N45°20'40"E	41.92'	L41	N44°43'40"W	4.78'
L19	S44°48'00"E	42.00'	L42	S84°06'46"W	239.32'
L20	N45°12'00"E	2.28'	L43	S38°33'00"E	5.83'
L21	S44°48'00"E	75.92'	L44	S53°27'00"W	18.18'
L22	S45°12'00"W	3.48'	L45	N71°30'15"W	18.35'
L23	S44°48'00"E	87.89'			

SITE DATA	
LOT 2D, BLOCK 12/959, GABLES VILLA ROSA, PHASE II ADDITION	
CURRENT ZONING:	PD-193 (O-2)
CURRENT USE:	7 STORY MULTIFAMILY - RESIDENTIAL
LOT 2D AREA:	272,816 S.F. / 6.263 AC
BUILDING AND GARAGE FOOTPRINT:	173,080 S.F.
EXISTING PARKING	
PHASE I	
REGULAR GARAGE PARKING	580
HANDICAP GARAGE PARKING	14
PHASE II	
REGULAR PARKING	14
HANDICAP PARKING	2
REGULAR GARAGE PARKING	492
HANDICAP GARAGE PARKING	8
TOTAL PARKING	1101



VICINITY MAP
NOT TO SCALE
MAPSCO 45B

Case # Z087-125

NO	REVISION	BY	DATE

Bury+Partners
ENGINEERING SOLUTIONS

DEVELOPMENT PLAN
GABLES VILLA ROSA, PHASES I & II
LOT 2D, BLOCK 12/959
DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF DALLAS, TEXAS

DRAWN	DATE	SCALE	NOTES	ZONING CASE NO.

NOTE:
1. BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CARLISLE STREET BEING N 45°17'30" E, THE SAME AS RECORDED AS RECORDED IN COUNTY CLERK' FILE NUMBER 20080041909, D.R.D.C.T.

F:\10147-18\Development Plan\3162-178-setback-plan.dwg plot at: Dec 24, 2008 - 10:18am

Planned Development
Subdistrict No. 86

Approved
City Plan Commission
February 12, 2009

Planned Development
District No. 193