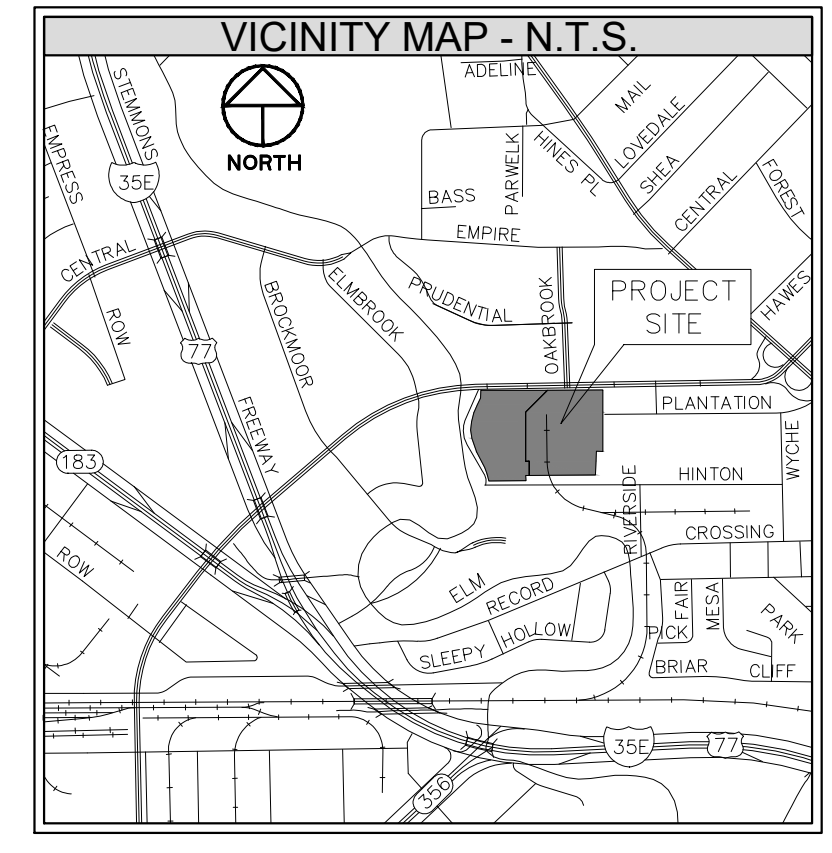
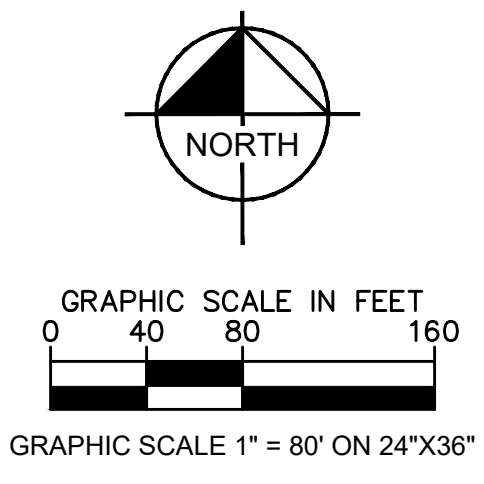
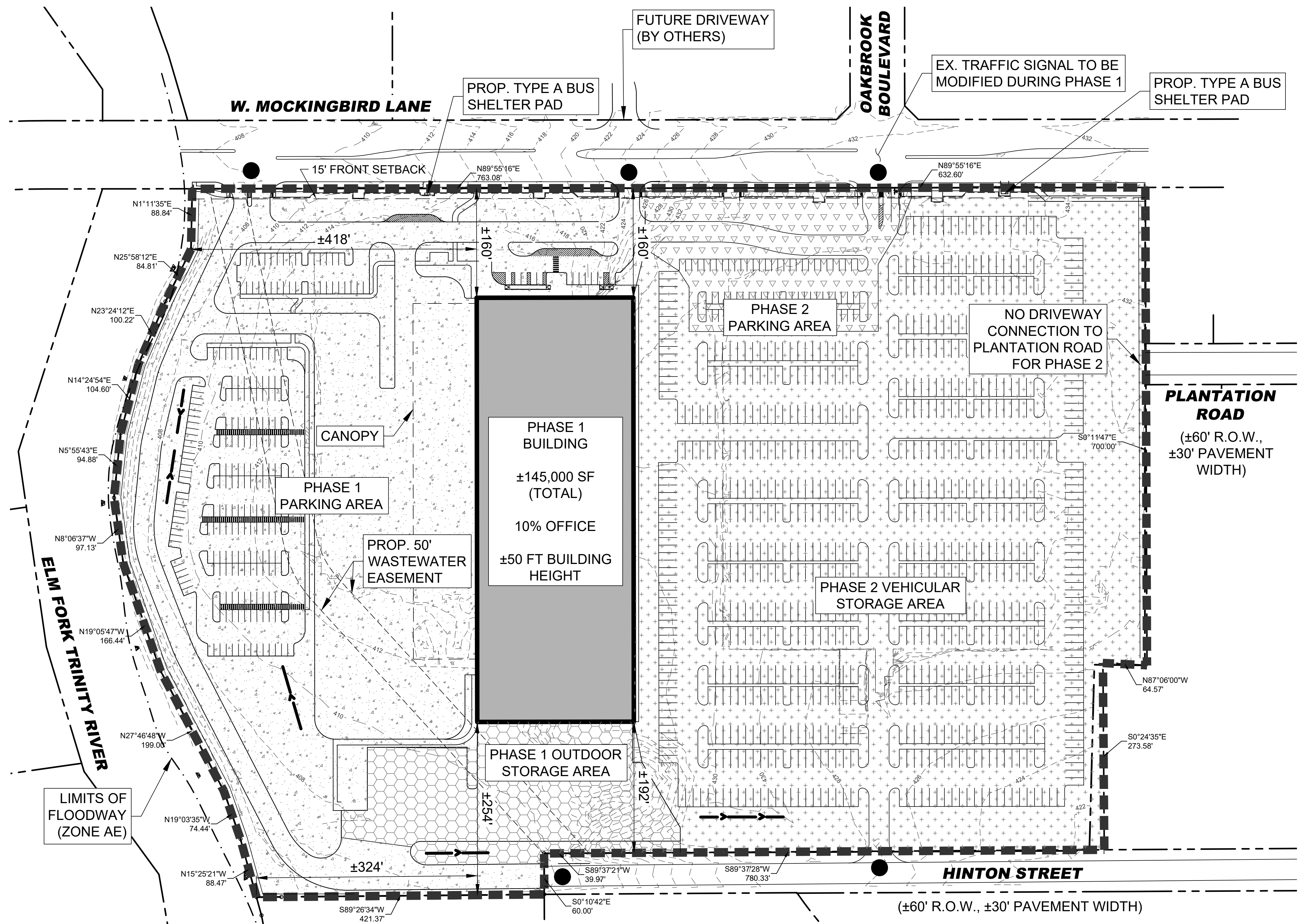


Plotted By: Cress, Zach Sheet: SRI-RICHARDSON INDUSTRIAL Layout: PHASE 2 March 03, 2021 06:28:55pm K:\DAL_Civil\063486551 - DD\45 Mockingbird\4 - Design\CAD\Exhibits\20210303 - Development Plan.dwg
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SUMMARY TABLE	
ALLOWABLE USES PER PD	(BASE: MU-3)
PROPOSED USE: WAREHOUSE	
PLANNED DEVELOPMENT AREA	32.293 ACRES
BUILDING AREA	±145,000 SQUARE FEET
MAX. BUILDING HEIGHT	50 FEET
FLOOR AREA RATIO (FAR)	3.2:1 BASE / 4.0:1 MAX.
MAX. LOT COVERAGE	80%
CITY REQUIRED PARKING: OFFICE	1 SPACE / 333 SF
CITY REQUIRED PARKING: WAREHOUSE	1 SPACE / 1000 SF (0-20000 SF) 1 SPACE / 4000 SF (> 20000 SF)
PHASE 1 PROVIDED AUTO PARKING	±229 SPACES
PHASE 2 PROVIDED AUTO PARKING	±77 SPACES
PHASE 2 PROVIDED VEHICLE STORAGE	±774 SPACES

LEGEND	
	PROPERTY LINE
	AREA OF REQUEST
	PHASE 1 BUILDING AREA
	EXISTING BUILDING TO REMAIN DURING PHASE 1
	EXISTING CONTOUR
	PHASE 1 PARKING AREA
	PHASE 1 OUTDOOR STORAGE AREA
	PHASE 2 PARKING AREA
	PHASE 2 VEHICULAR STORAGE AREA
	VEHICULAR INGRESS/EGRESS *
	VEGETATED SWALE

* NOTE: FINAL DRIVEWAY LOCATIONS SHOWN HEREON MAY BE ADJUSTED AT TIME OF BUILDING PERMIT

No.	REVISIONS	DATE	BY

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
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KHA PROJECT	063486551
DATE	MARCH 2021
SCALE	AS SHOWN
DESIGNED BY	KPG
DRAWN BY	KPG
CHECKED BY	JWD

1508 & 1550 W. MOCKINGBIRD
 PREPARED FOR
TRAMMELL CROW COMPANY
 DALLAS, TEXAS

Z190-348
DEVELOPMENT PLAN
PHASE 2

SHEET NUMBER
DP-2