



- INGRESS/EGRESS POINTS**
- DRIVEWAY 1 - FULL ACCESS (MAIN DRIVE)
 - DRIVEWAY 2 - FULL ACCESS DRIVE
 - DRIVEWAY 3 - FULL ACCESS DRIVE
 - DRIVEWAY 4 - FULL ACCESS DRIVE
 - DRIVEWAY 5 - FULL ACCESS DRIVE
 - DRIVEWAY 6 - RIGHT-IN/RIGHT-OUT

NOTE
 225,000 SF OF NONRESIDENTIAL REMAINING BY RIGHT
 74,800 SF THIS PLAN
 15,000 SF D-101-022

SITE DATA TABLE FOR PD 758, SUBAREA C

| | |
|-------------------------|---|
| SITE LOCATION | SEC OF SKILLMAN STREET AND WALNUT HILL LANE |
| LOT 1, C/8125 SITE AREA | 5.80 AC / 252,434 SF |
| LOT 1, D/8125 SITE AREA | 2.15 AC / 93,882 SF |

BUILDING DATA TABLE FOR PD 758, SUBAREA C

| BUILDING | BUILDING 1 | BUILDING 2 | BUILDING 3 | BUILDING 4 | BUILDING 5 | CUMULATIVE TOTALS |
|-------------------------|-------------|---------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------|
| PROPOSED USE | RETAIL | RETAIL | RETAIL/RESTAURANT WITHOUT DRIVE-RTHU | RETAIL/RESTAURANT WITHOUT DRIVE-RTHU | RETAIL/RESTAURANT WITHOUT DRIVE-RTHU | |
| TOTAL BUILDING AREA | 30,000 S.F. | 5,005 S.F. | 9,810 S.F. | 9,808 S.F. | 5,005 S.F. | 54,628 S.F. |
| LOT COVERAGE (BUILDING) | 90% | 12% | 90% | 4% | 90% | 5.4% |
| FLOOR AREA RATIO (FAR) | 2.85 | 0.12 | 2.85 | 0.04 | 2.85 | 0.054 |
| BUILDING HEIGHT | 75 | 40' (1 STORY) | 75 | 30' (1 STORY) | 75 | 30' (1 STORY) |
| PROPOSED AREAS | | | | | | 5.4% |
| | | | | | | 0.054% |
| | | | | | | 33% |

BICYCLE PARKING TABLE FOR PD 758, SUBAREA C

| | |
|-------------------------|-----|
| TOTAL PARKINGS | 302 |
| BICYCLE SPACES | 24 |
| 1 PER 20 PARKING SPACES | 6 |

PARKING CALCULATION TABLE FOR PD 758, SUBAREA C

| PER CODE | AREAS | MORNING | NOON | AFTERNOON | LATE AFTERNOON | EVENING |
|-----------------|-----------|-------------|--------------|-------------|----------------|---------|
| Sec. 51A.4.200 | | | | | | |
| RETAIL < 10,000 | 18,800 SF | 56 SP @ 70% | 70 SP @ 75% | 65 SP @ 70% | 65 SP @ 70% | |
| RETAIL > 10,000 | 30,000 SF | 82 SP @ 80% | 102 SP @ 75% | 95 SP @ 70% | 88 SP @ 65% | |
| RESTAURANT | 24,700 SF | 49 SP @ 70% | 29 SP @ 100% | 74 SP @ 30% | 74 SP @ 30% | |
| TOTAL REQUIRED | 73,300 SF | 187 SPACES | 419 SPACES | 234 SPACES | 223 SPACES | |

OPEN SPACE TABULATIONS FOR PD 758, SUBAREA C

| OPEN SPACE TABULATIONS | PROVIDED |
|--|-----------|
| D156-001 PROJECT AREA | 13,822 SF |
| SUBAREA C (INCLUDES DEVELOPMENT PLANS) | 57,812 SF |
| D156-001 & D156-002 DEVELOPMENT PLANS | 57,812 SF |
| TOTAL FOR PD-758 DEVELOPMENT | 71,634 SF |

**DEVELOPMENT PLAN FOR PD 758
 SUBAREA C:
 7.95 ACRES
 LOT 1, BLOCK D/8125
 LOT 1, BLOCK C/8125
 LAKE HIGHLANDS TOWN CENTER
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**CASE NO. D156-001(DL)
 APPLICATION DATE: DECEMBER 16, 2015**

| | |
|--------------|------------|
| Scale: | AS SHOWN |
| Designed by: | WSR |
| Drawn by: | WSR |
| Checked by: | HV |
| Date: | 12/16/2015 |
| Project No.: | 69315200 |

**DEVELOPMENT PLAN
 FOR PD 758
 SUBAREA C**

**LAKE HIGHLANDS TOWN CENTER
 SKILLMAN STREET AND WALNUT HILL LANE
 DALLAS, TEXAS**

Kimley»Horn

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