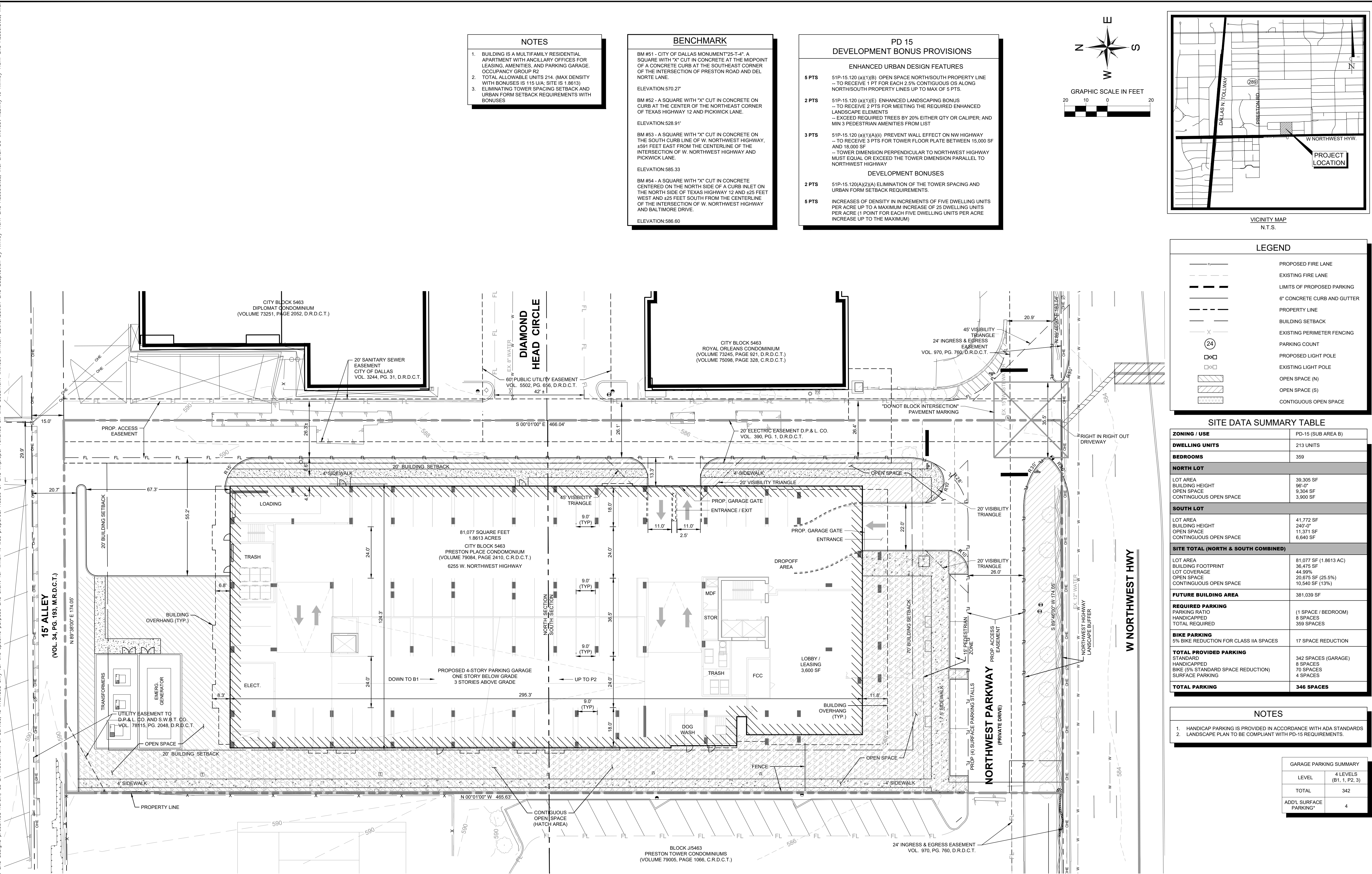


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**NOTES**

- BUILDING IS A MULTIFAMILY RESIDENTIAL APARTMENT WITH ANCILLARY OFFICES FOR LEASING, AMENITIES, AND PARKING GARAGE. OCCUPANCY GROUP R2.
- TOTAL ALLOWABLE UNITS 214 (MAX DENSITY WITH BONUSES IS 115 U/A, SITE IS 1.8613).
- ELIMINATING TOWER SPACING SETBACK AND URBAN FORM SETBACK REQUIREMENTS WITH BONUSES.

**BENCHMARK**

BM #51 - CITY OF DALLAS MONUMENT 25-T-4. A SQUARE WITH "X" CUT IN CONCRETE AT THE MIDPOINT OF A CONCRETE CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PRESTON ROAD AND DEL NORTE LANE.  
ELEVATION: 570.27'

BM #52 - A SQUARE WITH "X" CUT IN CONCRETE ON CURB AT THE CENTER OF THE NORTHEAST CORNER OF TEXAS HIGHWAY 12 AND PICKWICK LANE.  
ELEVATION: 528.91'

BM #53 - A SQUARE WITH "X" CUT IN CONCRETE ON THE SOUTH CURB LINE OF W. NORTHWEST HIGHWAY, 4591 FEET EAST FROM THE CENTERLINE OF THE INTERSECTION OF W. NORTHWEST HIGHWAY AND PICKWICK LANE.  
ELEVATION: 585.33

BM #54 - A SQUARE WITH "X" CUT IN CONCRETE CENTERED ON THE NORTH SIDE OF A CURB INLET ON THE NORTH SIDE OF TEXAS HIGHWAY 12 AND 425 FEET WEST AND 225 FEET SOUTH FROM THE CENTERLINE OF THE INTERSECTION OF W. NORTHWEST HIGHWAY AND BALTIMORE DRIVE.  
ELEVATION: 586.60

**PD 15 DEVELOPMENT BONUS PROVISIONS**

**ENHANCED URBAN DESIGN FEATURES**

**5 PTS** 51P-15.120 (a)(1)(B) OPEN SPACE NORTH/SOUTH PROPERTY LINE  
-- TO RECEIVE 1 PT FOR EACH 2.5% CONTIGUOUS OR ALONG NORTH/SOUTH PROPERTY LINES UP TO MAX OF 5 PTS.

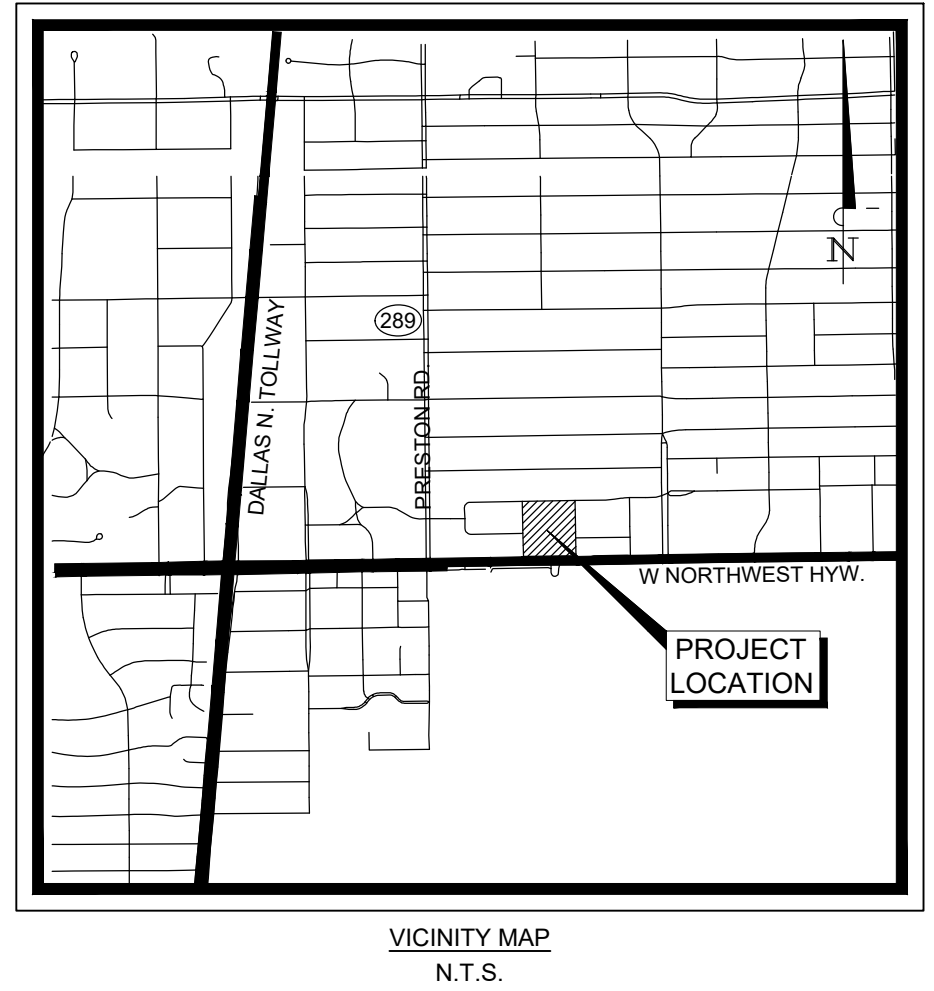
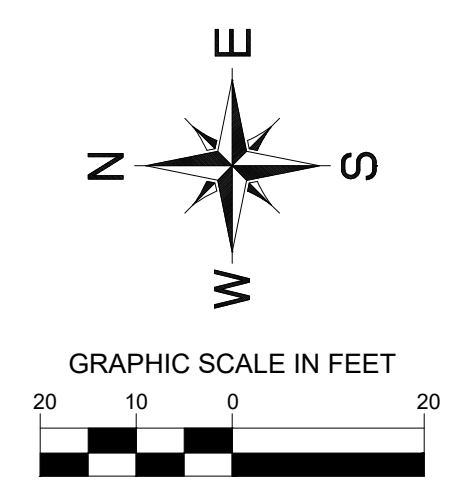
**2 PTS** 51P-15.120 (a)(1)(E) ENHANCED LANDSCAPING BONUS  
-- TO RECEIVE 2 PTS FOR MEETING THE REQUIRED ENHANCED LANDSCAPE ELEMENTS  
-- EXCEED REQUIRED TREES BY 20% EITHER QTY OR CALIPER, AND MIN 3 PEDESTRIAN AMENITIES FROM LIST

**3 PTS** 51P-15.120 (a)(1)(A)(ii) PREVENT WALL EFFECT ON NW HIGHWAY  
-- TO RECEIVE 3 PTS FOR TOWER FLOOR PLATE BETWEEN 15,000 SF AND 18,000 SF  
-- TOWER DIMENSION PERPENDICULAR TO NORTHWEST HIGHWAY MUST EQUAL OR EXCEED THE TOWER DIMENSION PARALLEL TO NORTHWEST HIGHWAY

**DEVELOPMENT BONUSES**

**2 PTS** 51P-15.120(A)(2)(A) ELIMINATION OF THE TOWER SPACING AND URBAN FORM SETBACK REQUIREMENTS.

**5 PTS** INCREASES OF DENSITY IN INCREMENTS OF FIVE DWELLING UNITS PER ACRE UP TO A MAXIMUM INCREASE OF 25 DWELLING UNITS PER ACRE (1 POINT FOR EACH FIVE DWELLING UNITS PER ACRE INCREASE UP TO THE MAXIMUM)



**LEGEND**

- PROPOSED FIRE LANE
- EXISTING FIRE LANE
- LIMITS OF PROPOSED PARKING
- 6" CONCRETE CURB AND GUTTER
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING PERIMETER FENCING
- PARKING COUNT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- OPEN SPACE (N)
- OPEN SPACE (S)
- CONTIGUOUS OPEN SPACE

**SITE DATA SUMMARY TABLE**

ZONING / USE	PD-15 (SUB AREA B)
<b>DWELLING UNITS</b>	213 UNITS
<b>BEDROOMS</b>	359
<b>NORTH LOT</b>	
LOT AREA	39,305 SF
BUILDING HEIGHT	98'-0"
OPEN SPACE	9,304 SF
CONTIGUOUS OPEN SPACE	3,900 SF
<b>SOUTH LOT</b>	
LOT AREA	41,772 SF
BUILDING HEIGHT	240'-0"
OPEN SPACE	11,371 SF
CONTIGUOUS OPEN SPACE	6,640 SF
<b>SITE TOTAL (NORTH &amp; SOUTH COMBINED)</b>	
LOT AREA	81,077 SF (1.8613 AC)
BUILDING FOOTPRINT	36,475 SF
LOT COVERAGE	44.99%
OPEN SPACE	20,675 SF (25.5%)
CONTIGUOUS OPEN SPACE	10,540 SF (13%)
<b>FUTURE BUILDING AREA</b>	381,039 SF
<b>REQUIRED PARKING</b>	(1 SPACE / BEDROOM)
HANDICAPPED	8 SPACES
TOTAL REQUIRED	359 SPACES
<b>BIKE PARKING</b>	5% BIKE REDUCTION FOR CLASS IIA SPACES
	17 SPACE REDUCTION
<b>TOTAL PROVIDED PARKING</b>	
STANDARD	342 SPACES (GARAGE)
HANDICAPPED	8 SPACES
BIKE (5% STANDARD SPACE REDUCTION)	70 SPACES
SURFACE PARKING	4 SPACES
<b>TOTAL PARKING</b>	<b>346 SPACES</b>

**NOTES**

- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
- LANDSCAPE PLAN TO BE COMPLIANT WITH PD-15 REQUIREMENTS.

**GARAGE PARKING SUMMARY**

LEVEL	4 LEVELS (B1, 1, P2, 3)
TOTAL	342
ADD'L SURFACE PARKING*	4

**Kimley»Horn**  
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 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**PRESTON HOLLOW MULTIFAMILY**  
 6255 W NORTHWEST HIGHWAY  
 DALLAS, TEXAS 75225

**DEVELOPMENT PLAN**  
 D201-003(RM)

DATE	REVISIONS	DATE
9/20/2021		

OWNER: THE HANOVER COMPANY  
 1780 S. POST OAK LANE  
 HOUSTON, TX 77056  
 TEL: (713) 267-2100

ARCHITECT: ZIEGLER COOPER ARCHITECTS  
 700 LOUISIANA ST  
 HOUSTON, TX 77002  
 PH. (713) 374-0016  
 CONTACT: Chris Petrasch

ENGINEER: Kimley»Horn  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER, SUITE 1300  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 CONTACT: Judd Mullinix, P.E.  
 STATE OF TEXAS  
 REGISTRATION NO. F-928

SHEET NUMBER: **D-1**