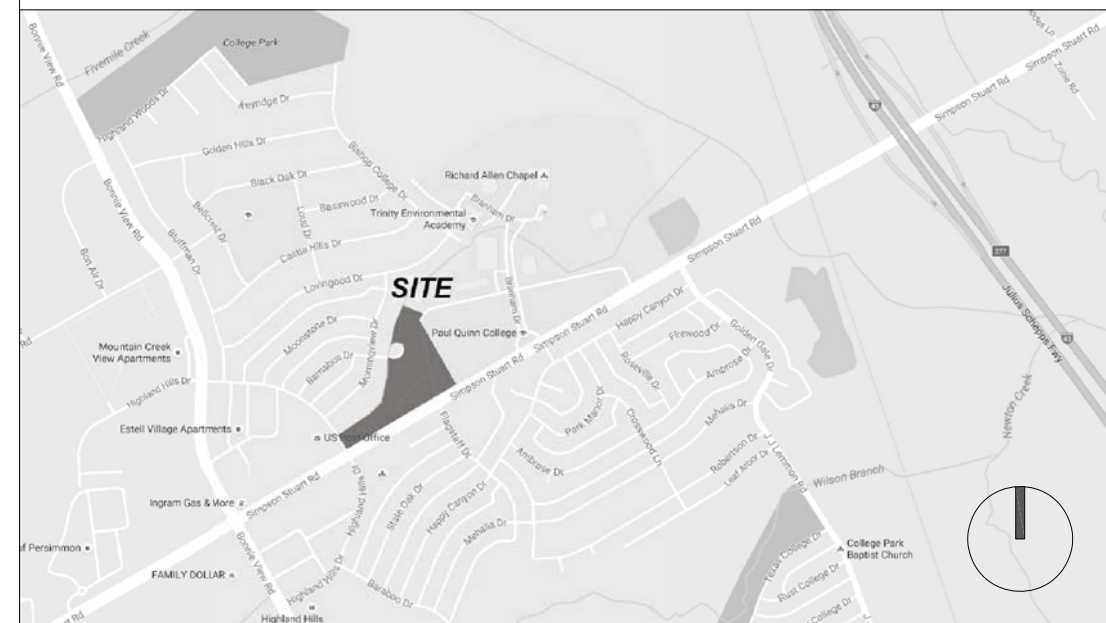


VICINITY MAP N.T.S.



SITE INFORMATION

ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT
LOT AREA: 419,729 SF
LAND USE: MULTIFAMILY, CHILD-CARE FACILITY, RETAIL & PERSONAL SERVICE USES

MAXIMUM BUILDING HEIGHT: 60 FEET
MAXIMUM LOT COVERAGE: 80%

RETAIL (BUILDING 1)
TOTAL FLOOR AREA: 20,000 SF
FOOTPRINT: 11,500 SF

RESIDENTIAL (BUILDINGS 2 AND 3)
TOTAL FLOOR AREA: 236,000 SF
FOOTPRINT: 66,000 SF
UNIT COUNT: 200

MINIMUM SETBACKS
FRONT YARD: 15 FEET
SIDE YARD AND REAR YARD: 20 FEET

PARKING
RESIDENTIAL REQUIRED (1.25 PER UNIT): 250
RETAIL REQUIRED (1 SPACE PER 300SF): 67
TOTAL PARKING REQUIRED: 317
TOTAL PARKING PROVIDED: 318
8 ACCESSIBLE SPACES PROVIDED (INCLUDING 2 VAN SPACES)
STANDARD PARKING SPACE: 9' X 18'

BICYCLE PARKING
14 BICYCLE PARKING SPACES WILL BE PROVIDED EXACT LOCATION TBD

OFFICIAL

1841 LEVEE STREET
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PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

DATE	REVISION
08/18/16	PD SUBMISSION
10/18/16	PD RESUBMISSION

PROJECT 016_003
 DATE 10/18/2016

**QUINNITE MIXED USE
 DEVELOPMENT**
 SIMPSON STUART & HIGHLAND HILLS, DALLAS, TX 75241

DEVELOPMENT
 PLAN
 SHEET 1 OF 1

