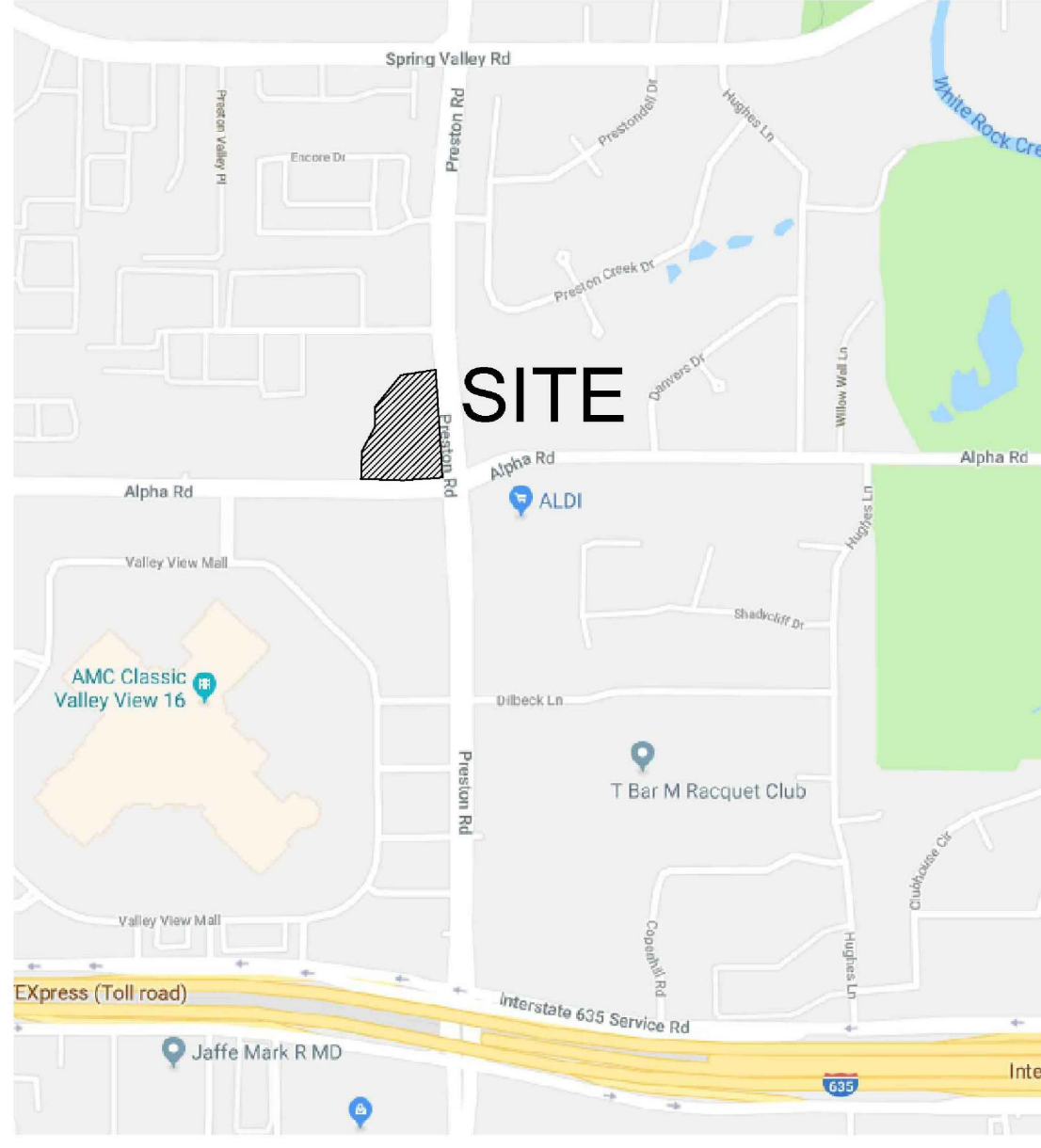
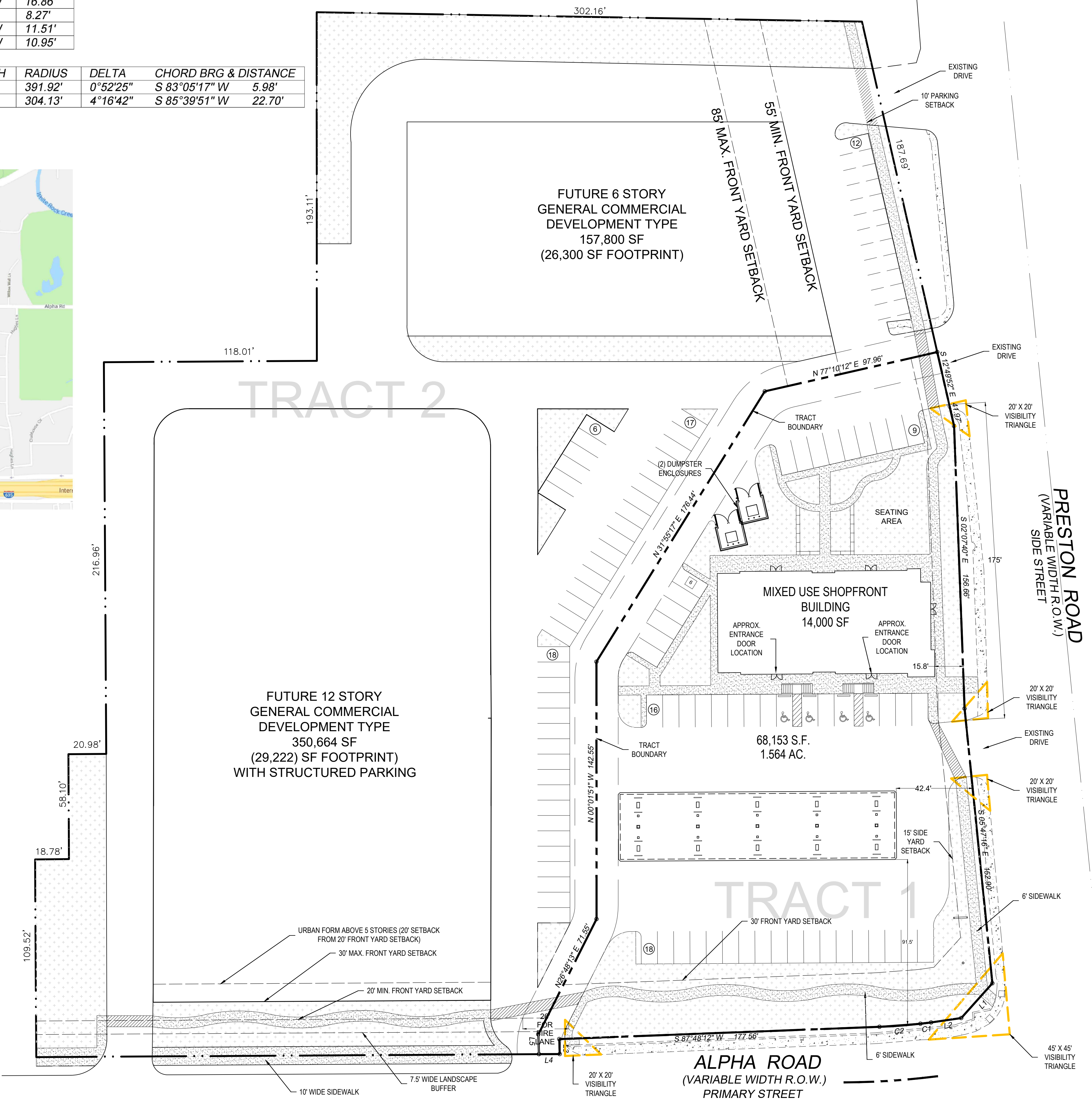


L1	S 41°52'46" W	25.86'
L2	S 81°39'27" W	16.86'
L3	S 01°43'42" E	8.27'
L4	S 89°39'45" W	11.51'
L5	N 01°51'04" W	10.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG & DISTANCE
C1	5.98'	391.92'	0°52'25"	S 83°05'17" W 5.98'
C2	22.71'	304.13'	4°16'42"	S 85°39'51" W 22.70'



VICINITY MAP
NTS



SITE INFORMATION
 ZONING DISTRICT: PD-887 (WMU-12 WALKABLE URBAN MIXED USE)
 TOTAL LAND AREA: 247,523 SF OR 5.68 AC

USE AND PARKING TABLE

TRACT 1 MIXED USE SHOPFRONT	
RETAIL AREA 1ST FLOOR	7,000 SF (MAX)
OFFICE AREA 2ND FLOOR	7,000 SF (MAX)
PARKING REQUIRED	49 SPACES
PARKING PROVIDED	49 SURFACE SPACES

TRACT 2 CONCEPTUAL DEVELOPMENT GENERAL COMMERCIAL

OFFICE - PRESTON RD	157,800 SF
OFFICE - ALPHA RD	292,220
PARKING REQUIRED	1,392 SPACES
PARKING PROVIDED	1,232 SPACES IN GARAGE 53 SURFACE SPACES

TRACT 1

MAXIMUM SURFACE PARKING	
153 SF / SURFACE PKG SPACE	7,497 SF
MAX. 15% OF LOT AREA	10,222 SF

OPEN SPACE REGULATIONS

TRACT 1 LAND AREA	68,153 SF
REQUIRED 4% OF LAND AREA	2,726 SF
TOTAL BUILDING FLOOR AREA	14,000 SF
REQUIRED 1 SF/28 SF OF BUILDING	500 SF
MIN. OPEN SPACE REQUIRED	3,226 SF
TOTAL PROVIDED	15,753 SF

TRACT 2

MAXIMUM SURFACE PARKING	
153 SF / SURFACE PKG SPACE	8,109 SF
MAX. 15% OF LOT AREA	10,229 SF

OPEN SPACE REGULATIONS

LAND AREA	179,370 SF
REQUIRED 4% OF LAND AREA	7,174 SF
TOTAL BUILDING FLOOR AREA	350,664
REQUIRED 1 SF/28 SF OF BUILDING	12,524
MIN. OPEN SPACE REQUIRED	15,750
TOTAL PROVIDED	21,986



1

DEVELOPMENT PLAN

SCALE: 1" = 30'-0"



03/11/2019
 PROJECT NUMBER
 CASE NUMBER

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NWC 7-11 PRESTON AND ALPHA
 CITY OF DALLAS, TEXAS