

**Development Plan General Notes**

- Topography and grades shown on this sheet represent existing grading, final design grading TBD.
- All building heights are based on average grade; calculated as the average of the highest corner and the lowest corner of the building structure.

**AVERAGE GRADE CALCULATION:**

LOW POINT : 497.5'  
 HIGH POINT : 510'  
 AVERAGE : 503.75' (503'-9")

**Building/Site Data:**

Site Area:	27,025 sf
Address:	4208 Buena Vista Street Dallas, TX 75205
Building Height:	120'-0" (from average grade)
High Rise per Section 403:	Yes, must comply with IBC 403
Construction Type:	I-B
Impervious Cover:	Refer to Landscape Plan
Lot Coverage:	Will comply with PD193
Maximum Floor Area Ratio:	3.6 to 1
Gross Floor Area:	97,290GSF (all areas are approximate, basement garage excluded)
Parking and Loading:	To comply with PD-193 and PD subdistrict
Sprinkler System:	Sprinklered
Proposed Uses:	Basement Levels: Parking Garage Levels 1-2: Restaurant, Retail, Office Levels 3-8: Residential / Condo

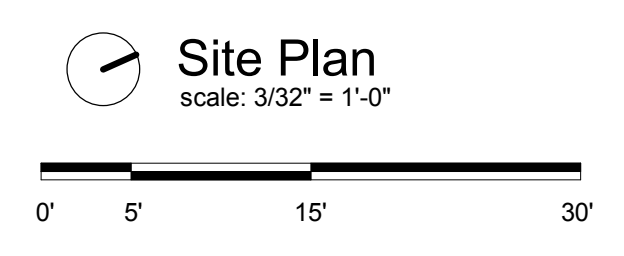
**YARD, LOT, AND SPACE REGULATIONS**

Setback	PD - 193	Allowed
Fitzhugh Ave., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 5' Front Yard Setback for maximum 15% of Facade Above 36' 10' Front Yard Setback for remaining Facade Above 36'
Buena Vista St., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 0' Front Yard Setback for maximum 20% of Facade Below 36' 0' Front Yard Setback for maximum 20% of Facade Above 36' 10' Front Yard Setback for maximum 60% of Facade Above 36' 20' Front Yard Setback for remaining Facade Above 36'
Northeast Boundary, Side Yard	N/A	45' Side Yard Setback Below 36' 35' Side Yard Setback for remaining Facade Above 36'
Katy Trail, Side Yard	0' Side Yard Setback	15' Side Yard Setback Below 36' 15' Side Yard Setback for maximum 10% of Facade Above 36' 25' Side Yard Setback for maximum 60% of Facade Above 36' 35' Side Yard Setback for remaining Facade Above 36'
15'x15' Southeast Corner Clip	N/A	No Setbacks required from corner clip Street Easement

**LANDSCAPE FEATURES IN FRONT AND SIDE YARD SETBACKS**

- (Not to exceed 12" - 0" above average grade unless noted otherwise)
- FIXED RAISED PLANTERS
  - SAFETY RAILING
  - FURNITURE
  - FOUNTAINS
  - RETAINING WALLS
  - RAISED PATIO AREAS
  - STAIRS
  - TRELLIS STRUCTURES (NOT TO EXCEED 22'-0" ABOVE AVERAGE GRADE)
  - BICYCLE RACKS
  - TABLE UMBRELLAS
  - RAMPS
  - TRANSFORMERS AND UTILITIES

**Location Map**



**Development Plan Legend**

	Property Line
	Setback Below 36'-0"
	Setback Above 36'-0" Refer to table for percentage of facade (may coincide with setback below 36'-0", refer to notes)
	Easement
	Building Overhang above 36'-0"
	Breezeway
	Perimeter of Subterranean Garage
	Portion of building overhang (above 36'-0") that extends beyond corner clip
	Street Easement

Project  
**Katy Trail Mixed Use**  
 4205 Buena Vista St,  
 Dallas Texas  
 Set  
 Development Plan | 13 March 2019

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