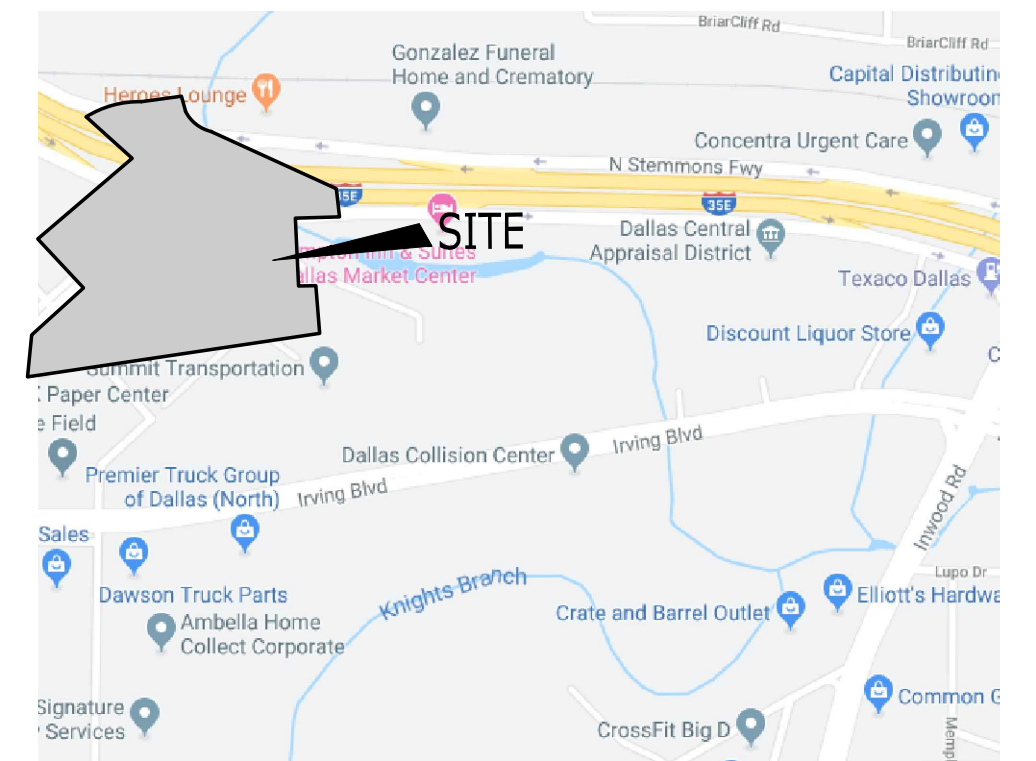


PARKING REQUIRED TO SUPPORT USES WITHIN TRACT 1A PHASE 1 MAY BE LOCATED OUTSIDE OF TRACT 1A PHASE 1. THIS PARKING AREA AND OTHER SITE AREA MAY RECEIVE ADDITIONS AND IMPROVEMENTS TO EXISTING LANDSCAPING WITHOUT INCURRING ANY ADDITIONAL LANDSCAPE REQUIREMENTS, UNTIL SUCH TIME AS THE CONSTRUCTION OF 30,000 SQUARE FEET OR MORE IS PERMITTED IN THE COURSE OF THE DEVELOPMENT OF FUTURE PHASES.

NOTE: PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX.

NOTE: BOLLARDS, LIGHT POSTS, STREET FURNITURE, BICYCLE RACKS, PUBLIC ART PIECES, GUARDBOUSES, AND PERIMETER SECURITY FENCING UP TO 8 FEET IN HEIGHT ARE NOT REQUIRED TO BE SHOWN ON THE DEVELOPMENT PLAN.

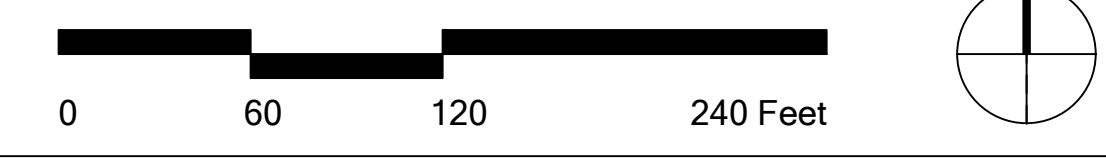


VICINITY MAP
N.T.S.

PHASE 1 LAND AREA	497,142 SF	11.413 AC
TOTAL TRACT 1A LAND AREA	1,011,076 SF	23.211 AC
LAND USE PHASE 1	OFFICE USES, ALCOHOLIC BEVERAGE MANUFACTURING AND FOOD PROCESSING, MANUFACTURING, OR PACKAGING ESTABLISHMENT	
LAND USE TRACT 1A	MU-3 USES	
	SETBACKS	
	MIN.	PROVIDED
FRONT SETBACK	15 FT EXCEPT NONE ALONG COMMONWEALTH DR	15 FT EXCEPT NONE ALONG COMMONWEALTH DR
SIDE SETBACK	NONE	N/A
REAR SETBACK	NONE	N/A
	BULK STANDARDS	
	MAX.	PROVIDED
BUILDING HEIGHT	270	270
BUILDING STORIES	18	18
LOT COVERAGE	80%	27%
	PARKING	
	REQ.	PROVIDED
PARKING (1,550) PHASE 1 AND EXISTING USES		
	OFFICE	1,251
	248 (BASED ON ESTIMATED COMBINED REQUIREMENT FOR BAR & RESTAURANT, BREWERY PRODUCTION, AND STORAGE)	1,325
ALCOHOLIC BEV. MAN. & FOOD PROCESSING		(NOTE: PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX.)
	1,325 (WITH MIXED-USE PARKING REDUCTION)	
TOTAL REQUIRED		

TRACT 1A PHASE 1 EXISTING FLOOR AREA	633,712 GSF
TRACT 1A PHASE 1 ADDITION	19,999 GSF
TOTAL TRACT 1A PHASE 1 FLOOR AREA	653,711 GSF

TRACT 1A OTHER EXISTING FLOOR AREA	121,550 GSF
TRACT 1A PROPOSED FLOOR AREA	653,711 GSF
TRACT 1 EXISTING FLOOR AREA	41,830 GSF
TOTAL TRACT 1 AND 1A FLOOR AREA	817,091 GSF
PD MAXIMUM FLOOR AREA	2,531,400 GSF
REMAINING FLOOR AREA	1,714,309 GSF



PD 278 TRACT 1A DEVELOPMENT PLAN

Pegasus Park - Dallas, Texas

Job #: 19165.00
Date: 03.09.20
Drawn by: JR, RR
Scale: 1" = 60'-0"
File Name: P:\2019\19165 - Pegasus Place Master Planning\05 - Models\CAD\02 - CAD\01 - Site\Pegasus Park_Concept Plan 2.dwg
Not for regulatory approval, permitting, or construction



Z190-117