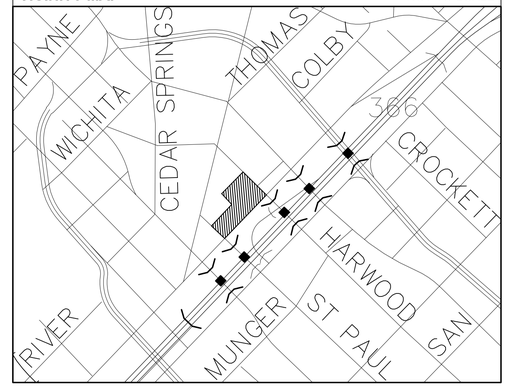
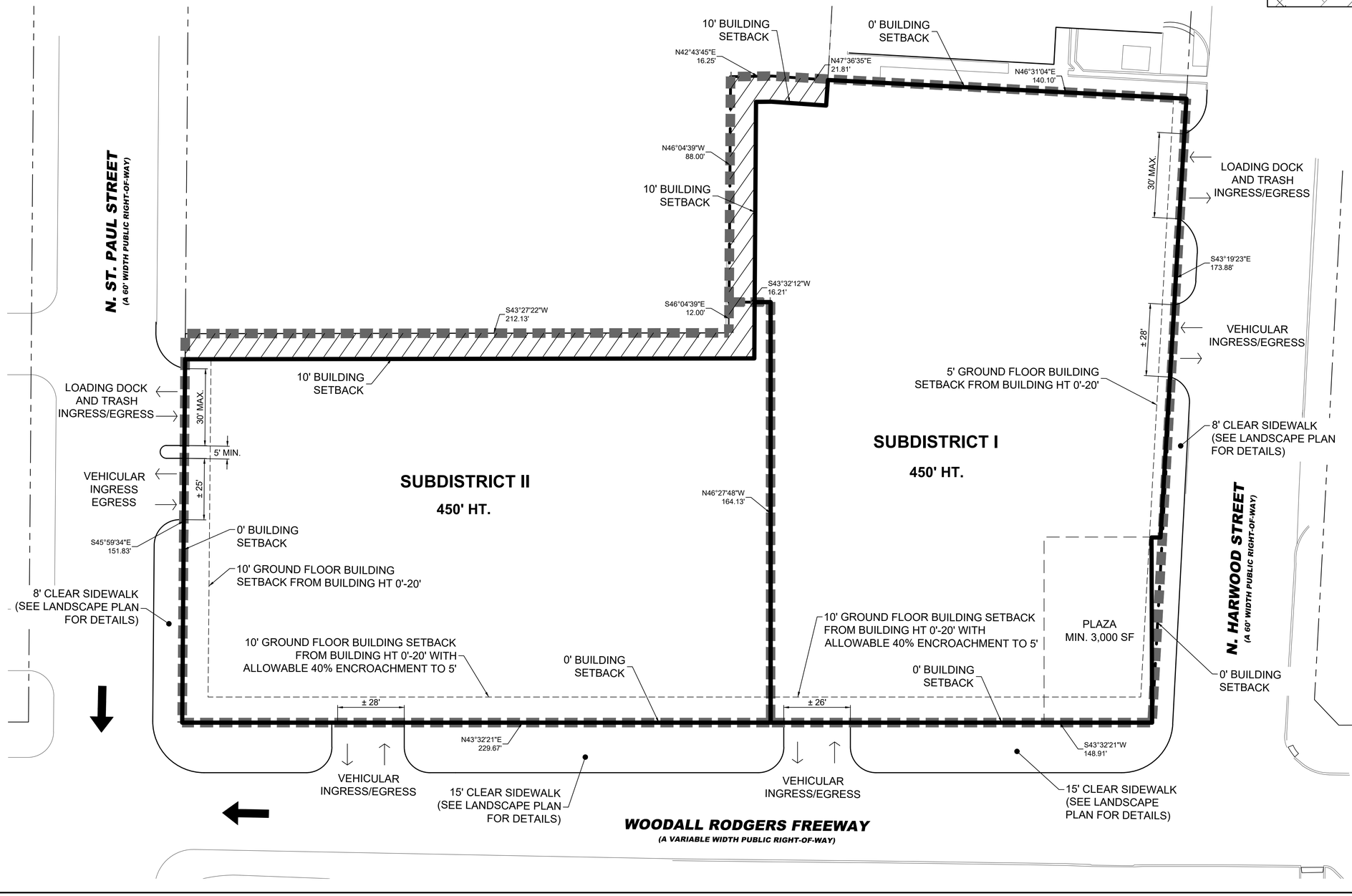
ALLOWABLE USES PER PDS	SUBDISTRICT I	SUBDISTRICT II
PLANNED DEVELOPMENT AREA	0.92 ACRES 39,984 SQUARE FEET	0.80 ACRES 35,007 SQUARE FEET
MAX. BUILDING HEIGHT	450 FEET	450 FEET
FLOOR AREA RATIO	12.5:1	12.5:1
MAXIMUM LOT COVERAGE	-	-
COVERAGE @ 0'-20' HT	85%	85%
COVERAGE @ 20'-175' HT	100%	100%
COVERAGE @ 175'-350' HT	80%	80%
COVERAGE @ 350' HT AND ABOVE	60%	60%
	SDI MIN. 5,000 SF MUST BE RESERVED AT THE GROUND LEVEL FOR THE FOLLOWING USES: RETAIL; BAR AND RESTAURANT; PROFESSIONAL, PERSONAL SERVICE AND CUSTOM CRAFT; AND EDUCATIONAL USES.	SDII MIN. 4,000 SF MUST BE RESERVED AT THE GROUND LEVEL FOR THE FOLLOWING USES: RETAIL; BAR AND RESTAURANT; PROFESSIONAL, PERSONAL SERVICE AND CUSTOM CRAFT; AND EDUCATIONAL USES.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AREA
- AREA OF REQUEST
- BUILDING SETBACK AREA
- GROUND FLOOR BUILDING SETBACK FROM BUILDING HT 0'-20'

VICINITY MAP — NOT TO SCALE





NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
GRAPHIC SCALE 1" = 20' ON 24"X36"

811 Know what's below. Call before you dig.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT	068176077
DATE	APRIL 2020
SCALE	AS SHOWN
DESIGNED BY	RAR
DRAWN BY	AMK
CHECKED BY	BJM

PARKSIDE
PREPARED FOR
KDC
DALLAS
TEXAS

Z190-203
DEVELOPMENT PLAN

SHEET NUMBER
1

Plotted By:Rothbun, Alex Sheet Set:RICHARDSON INDUSTRIAL Layout:1 May 06, 2020 11:00:37am K:\DAL_Civil\068176077-4DC Interwest\Cad\Exhibits\20200428_Development Plan.dwg
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