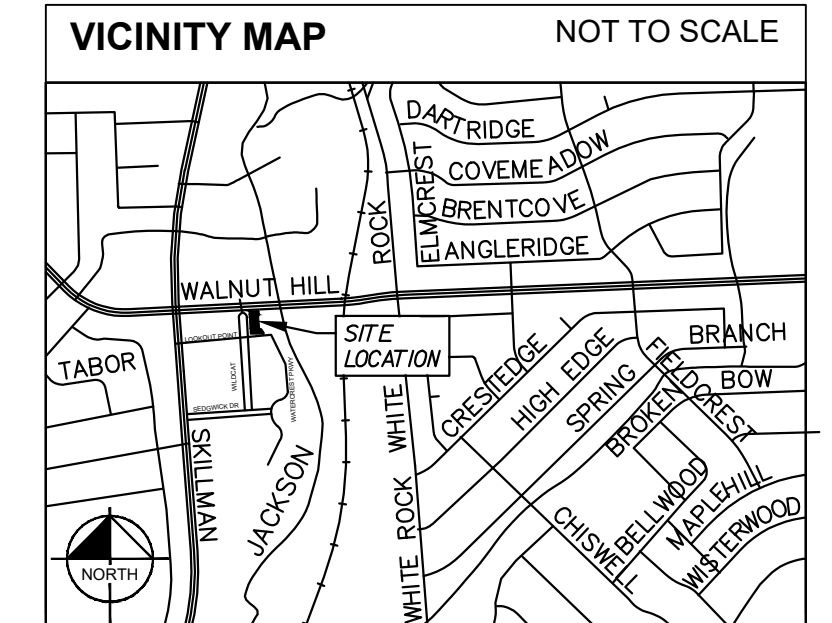
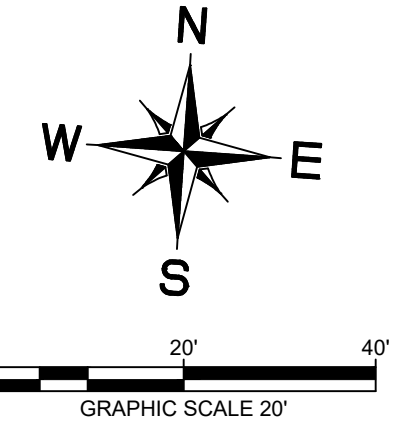
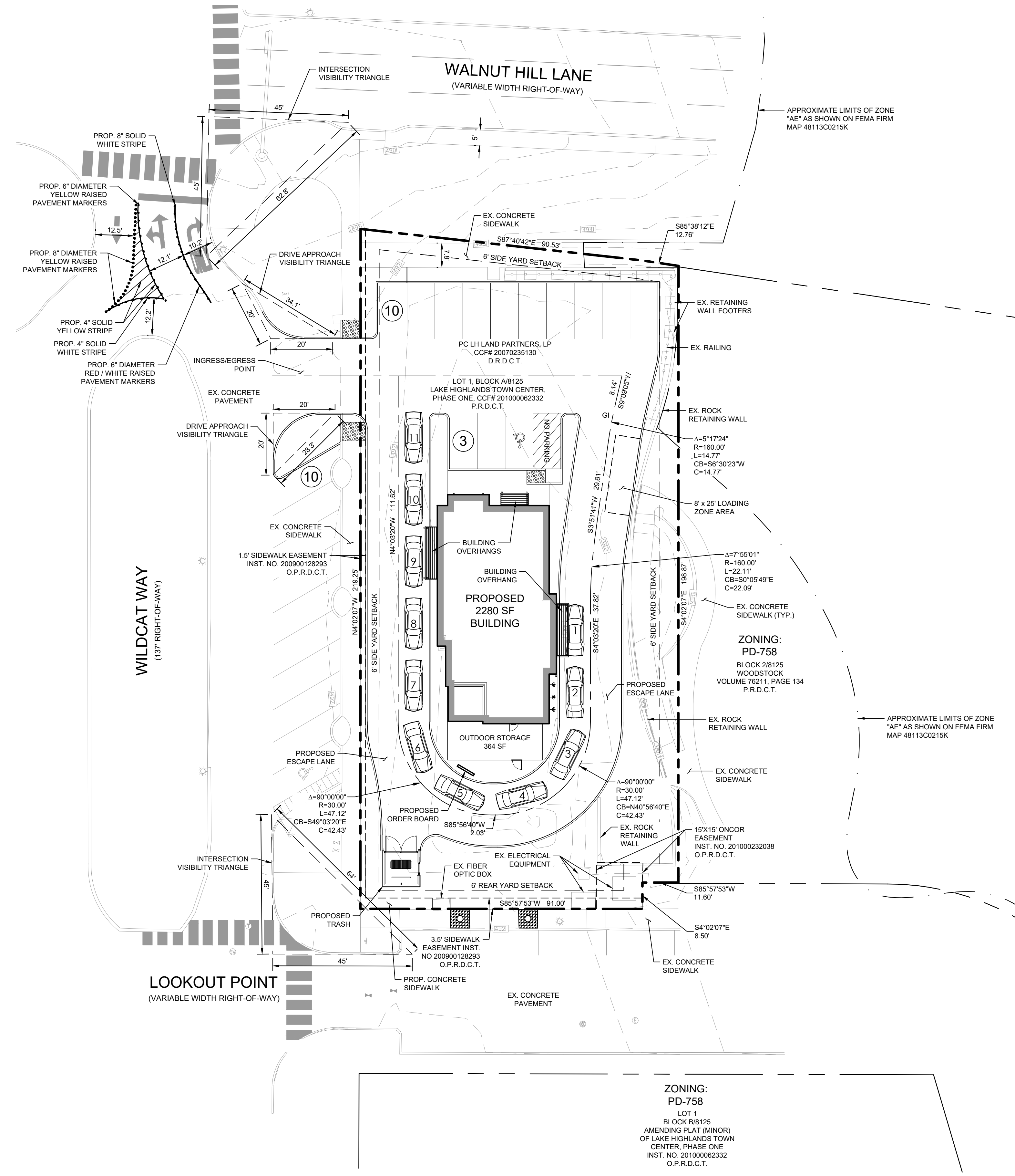


Plotted By: Jones, Caleb Sheet: SSKha Layout: DEVELOPMENT PLAN July 29, 2021 04:02:07pm K:\DAL_Civil\064572600 - HTeoO Dallas\Case\PlanSheets\Development Plan.dwg
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SITE DATA SUMMARY TABLE	
ZONING	
CURRENT ZONING	PD-758 (SUBDISTRICT C)
DESIGNATED ZONING	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE
EXISTING LAND USE	OPEN SPACE / UNDEVELOPED
PROPOSED LAND USE	HTEAO - DRIVE-THRU FOOD STORE
BUILDING	
NUMBER OF STORIES	1 STORY
BUILDING AREA	2,280 SF
LOT AREA	±0.50 ACRES
LOT COVERAGE RATIO	10.5%
PARKING	
PARKING REQUIRED	1 SPACE PER 100 SQ. FT. OF FLOOR AREA, 2,280 SQ. FT. BUILDING = 23 SPACES
PARKING PROVIDED	23 SPACES
LOADING SPACE REQUIRED	1 SPACE
LOADING SPACE PROVIDED	1 SPACE
ADA PARKING REQUIRED	1 SPACE
ADA PARKING PROVIDED	1 SPACE
BICYCLE PARKING REQUIRED	N/A
BICYCLE PARKING PROVIDED	N/A



LEGEND	
[Symbol]	PROPOSED FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	TYPICAL
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	BARRIER FREE RAMP
[Symbol]	MANHOLE
[Symbol]	WASTEWATER
[Symbol]	WATER VALVE
[Symbol]	IRRIGATION CHECK VALVE
[Symbol]	IRRIGATION METER
[Symbol]	GRATE INLET

DEVELOPMENT PLAN FOR PD 758
#D201-005
SUBAREA C
0.50 ACRES
LOT 1, BLOCK A/8125
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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BUILDING	EXISTING BUILDING 1		EXISTING BUILDING 2		EXISTING BUILDING 3		EXISTING BUILDING 4		EXISTING BUILDING 6		PROPOSED BUILDING 7		CUMULATIVE TOTALS	
	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED
PROPOSED USE	RETAIL		RETAIL		RETAIL / RESTAURANT WITHOUT DRIVE-THRU		RETAIL / RESTAURANT WITHOUT DRIVE-THRU		RETAIL / RESTAURANT WITH DRIVE-THRU		RESTAURANT WITH DRIVE-THRU		MAX ALLOWED	PROPOSED
TOTAL BUILDING AREA	30,000 SF		5,005 SF		9,810 SF		9,806 SF		4,300 SF		2,280 SF		300,000 SF (NONRESIDENTIAL)	61,201 SF
LOT COVERAGE (BUILDING)	90%	12%	90%	2%	90%	4%	90%	4%	90%	2%	90%	26%	90%	21.7%
FLOOR AREA RATIO (FAR)	2.85	0.12	2.85	0.02	2.85	0.04	2.85	0.04	2.85	0.02	2.85	0.26	2.85	0.22
BUILDING HEIGHT	75'	40' (1 STORY)	75'	35' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	29' (2 STORY)	75'	--

*THE DATA PROVIDED IN THIS TABLE REFERENCES DEVELOPMENT PLAN "DP178-018"

DEVELOPMENT PLAN			
HTEAO			
LOT 1, BLOCK A/8125, LAKE HIGHLANDS TOWN CENTER			
SUSTAINABLE DEVELOPMENT & CONSTRUCTION			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
REVIEWED BY:	DRAWN BY:	DATE:	SHEET:
JCK	CBJ	JULY 2021	DP-1