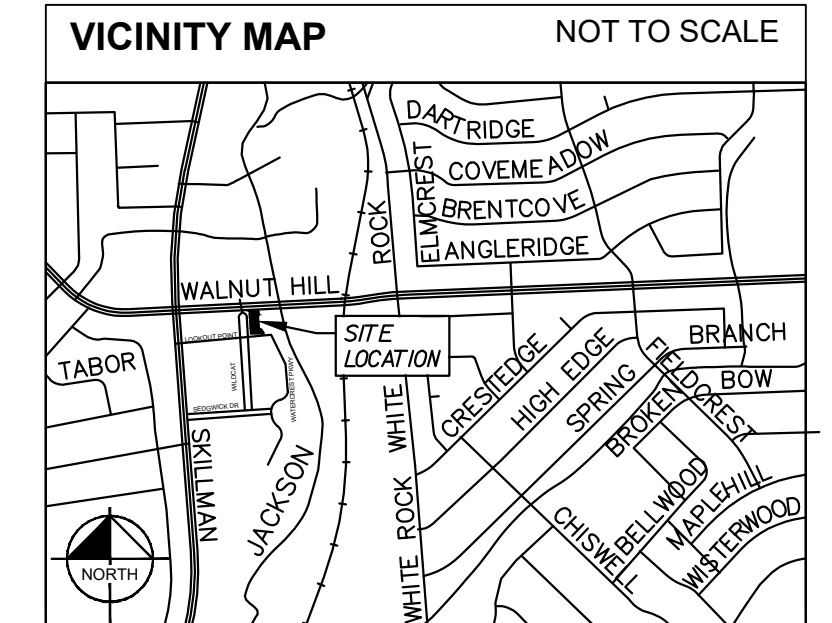
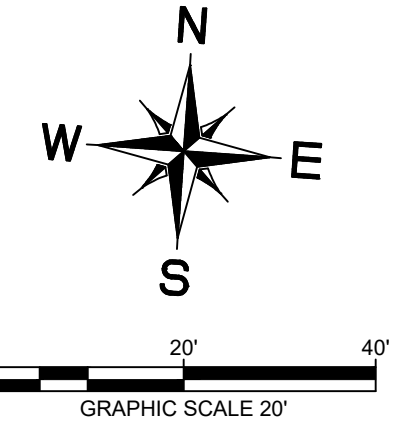
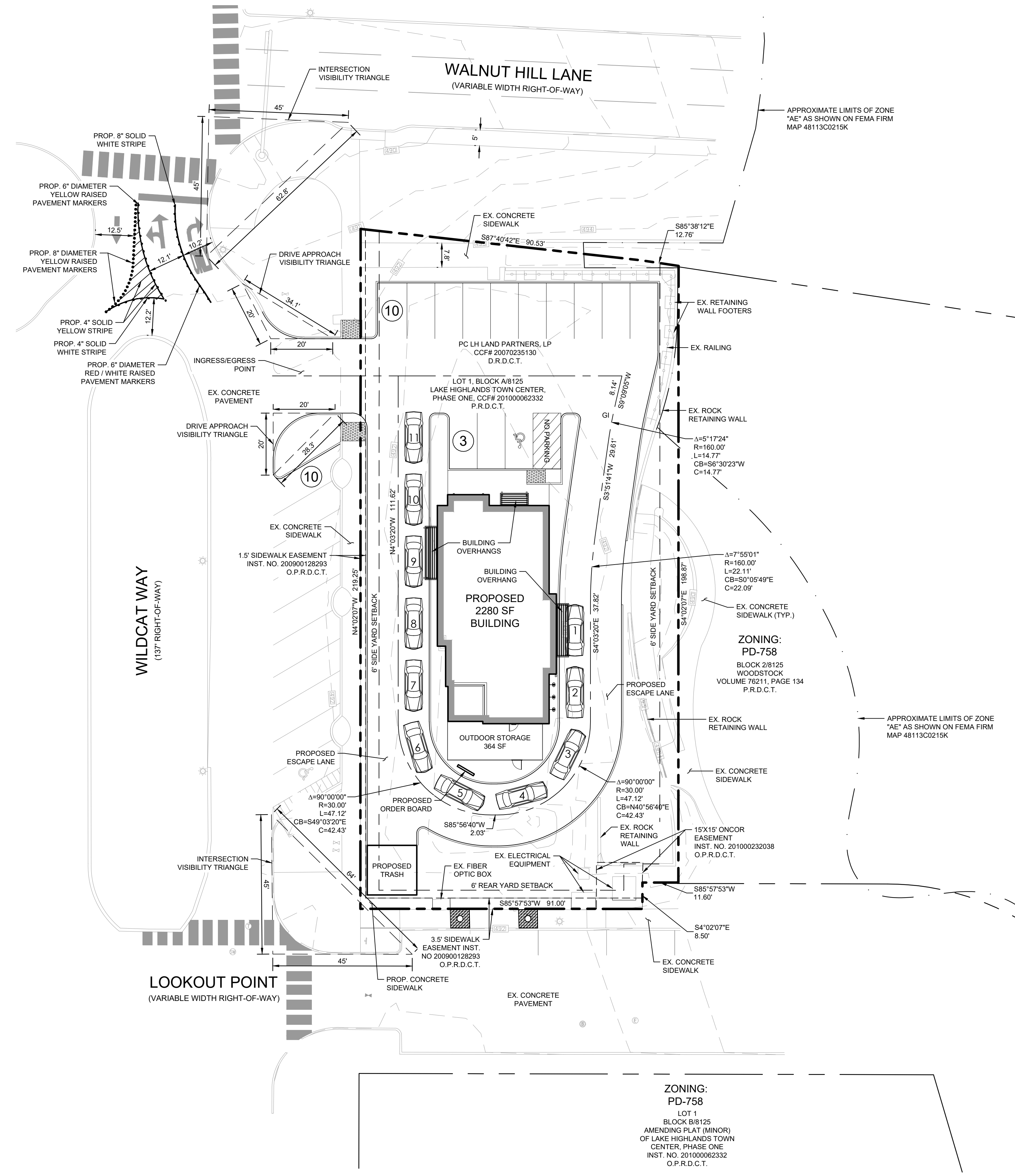


Plotted By: Jones, Caleb Sheet: Serkha Layout: DEVELOPMENT PLAN May 18, 2021 10:12:07am K:\DAL_Civil\064572600 - HTEAO Dallas\Cap\Plans\Sheets\Development Plan.dwg
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SITE DATA SUMMARY TABLE	
ZONING	
CURRENT ZONING	PD-758 (SUBDISTRICT C)
DESIGNATED ZONING	GENERAL MERCHANDISE OR FOOD STORE, 3,500 SQ. FT. OR LESS
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 200 SQ. FT. OF FLOOR AREA, 2,280 SQ. FT. BUILDING = 12 SPACES
PARKING PROVIDED	13 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
TYP.	TYPICAL
EX.	EXISTING
PROP.	PROPOSED
[Symbol]	BARRIER FREE RAMP
MH	MANHOLE
WW	WASTEWATER
WV	WATER VALVE
ICV	IRRIGATION CHECK VALVE
IM	IRRIGATION METER
GI	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

Kimley-Horn
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 WWW.KIMLEY-HORN.COM

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.	
S078-208A-APM2	2101191035	WW20-300	DP20-177

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:	FILE:	NUMBER:	SHEET:
JCK	CBJ	APRIL 2021	XXXX	XXX	DP-1

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"