

SITE AREA: .5197 AC.  
22,613.13 SQ. FT.

USES:  
LIMITED GR SUBDISTRICT USES (refer to ordinance)

FLOOR AREA: PER GR DISTRICT STANDARDS  
RESTAURANT: MAX. 4,000 SQ. FT.  
RETAIL: MAX. 8,000 SQ. FT.  
BAR, LOUNGE, OR TAVERN: MAX. 1,800 SQ. FT.

COVERAGE: 32%

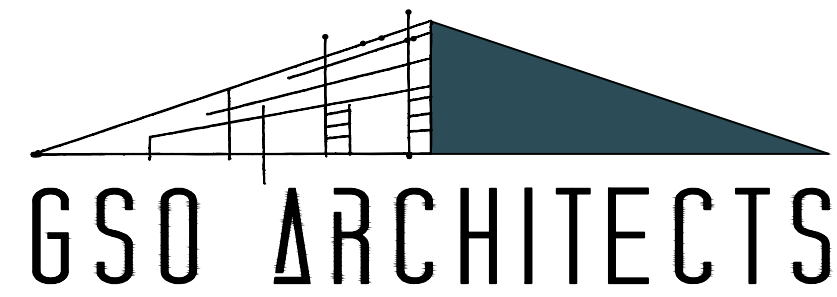
PARKING: PER GR DISTRICT STANDARDS  
RESTAURANT: 1/110 SQ. FT.  
RETAIL: 1/220 SQ. FT.

YARDS:  
FRONT: 10 FT. ALONG MAPLE AVE.  
5 FT. ALONG AMELIA ST. AFTER 5 FT. ROW DEDICATION  
SIDE AND REAR: NONE

HEIGHT: 36 FT.

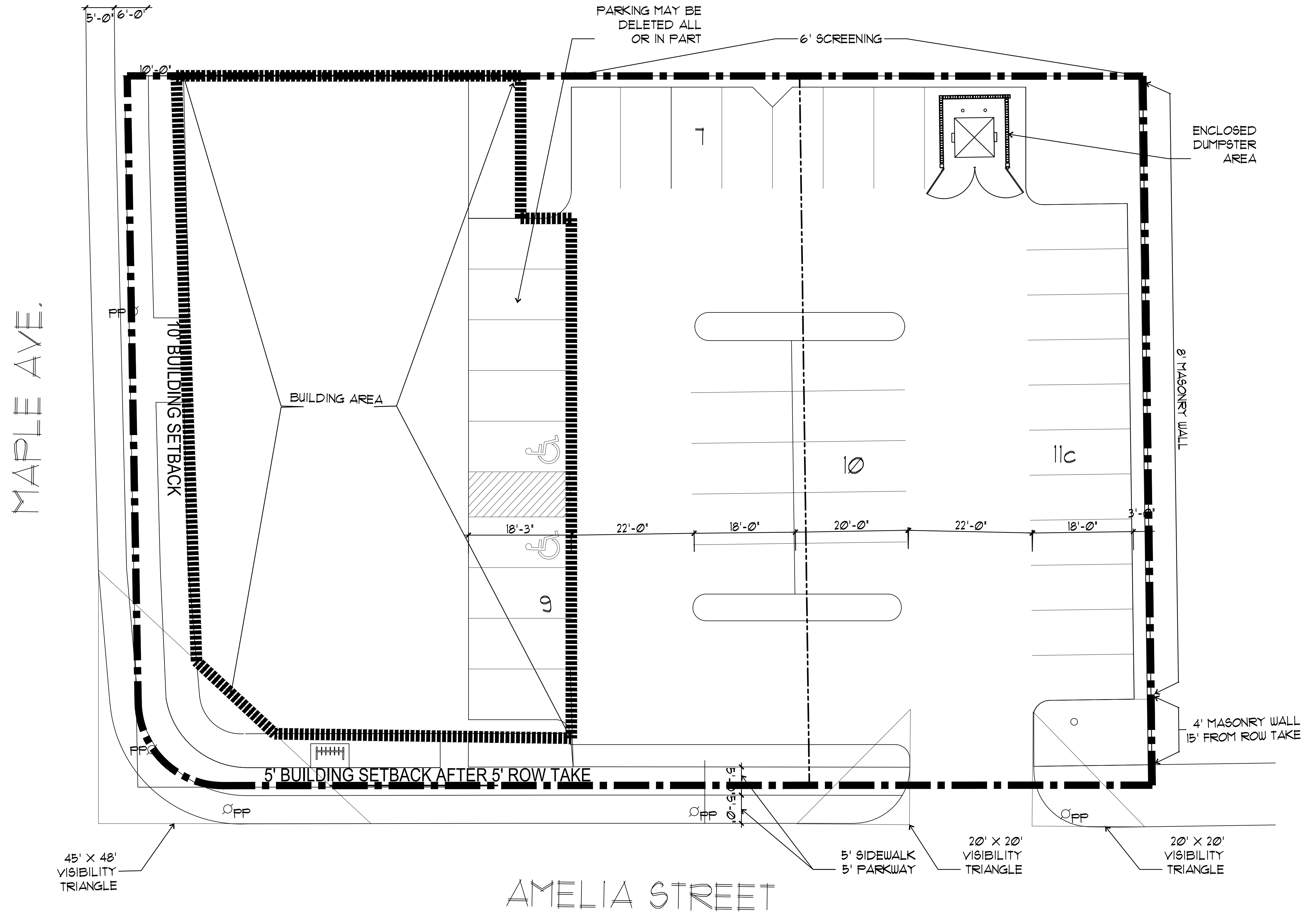
FLOOR AREA RATIO: MAX. 2:1

LANDSCAPE: PER LANDSCAPE PLAN



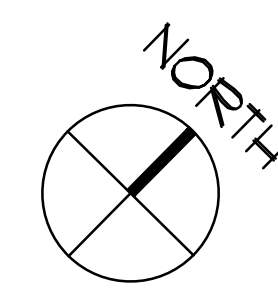
DALLAS, TX 972.385.9651  
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SCALE: 1" = 10'-0"

EXHIBIT S- \_\_\_\_\_  
PD 193, PDS NO. \_\_\_\_\_  
REVISED: 10/05/2018



# DEVELOPMENT PLAN

Z178-282

DALLAS, TEXAS

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

## A1

JOB NO: \_\_\_\_\_  
ISSUE DATE: 10/05/2018  
SCALE: AS NOTED