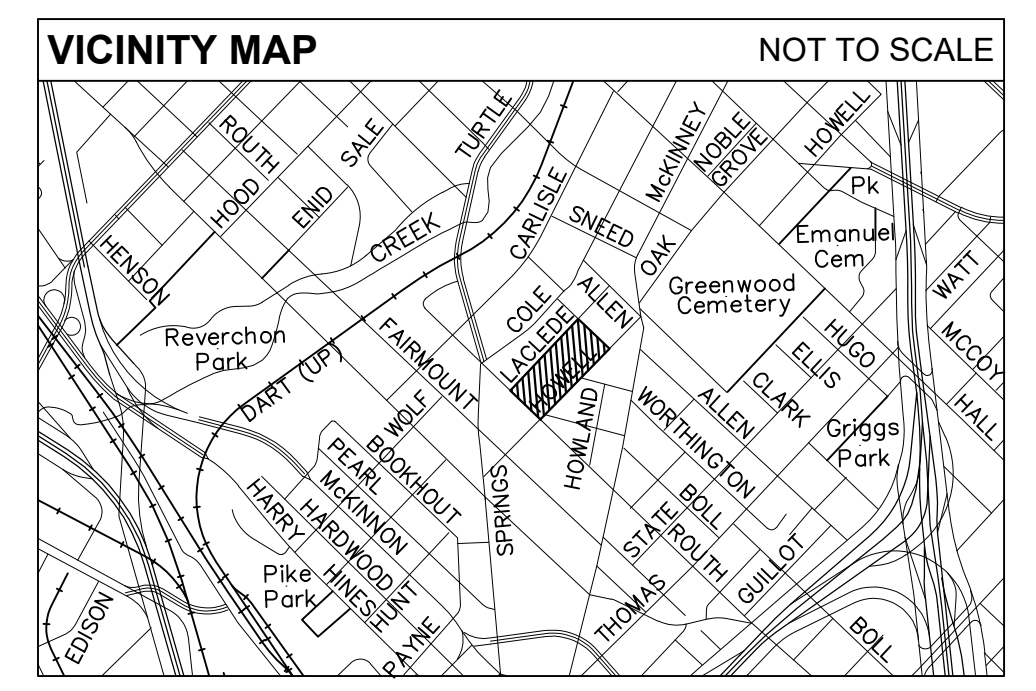
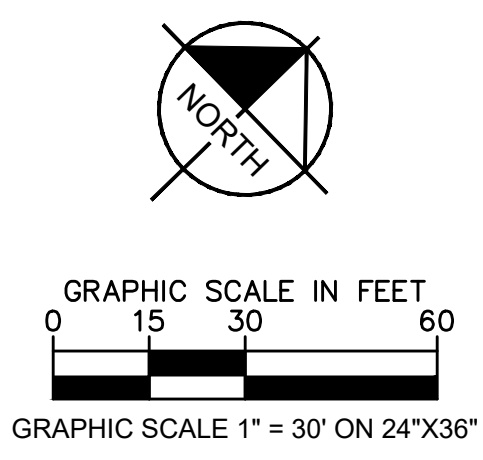
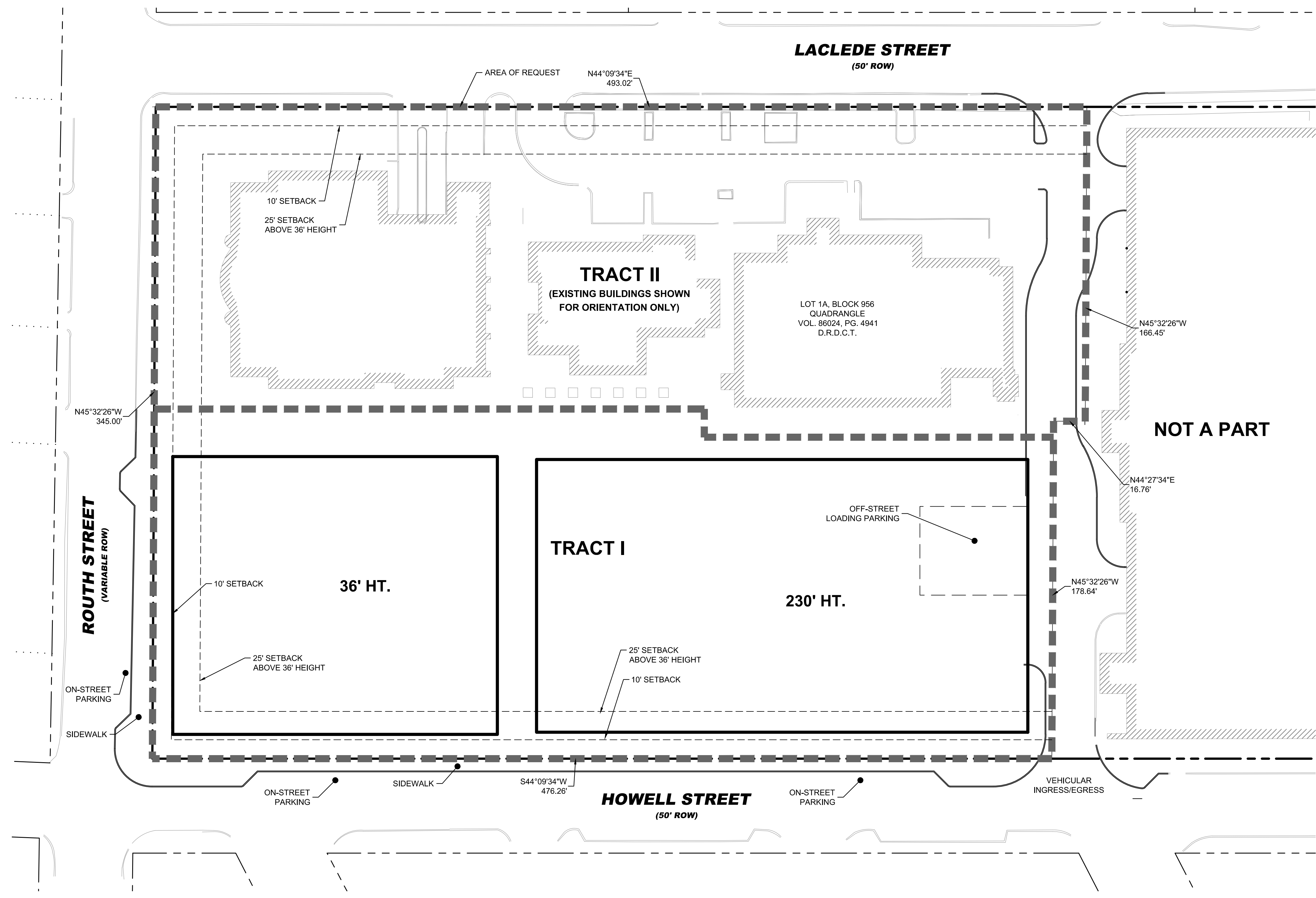


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TRACT I DATA	
ALLOWABLE USES PER PD 193 (GR)	
PROPOSED USE: COMMERCIAL	
PLANNED DEVELOPMENT AREA	1.96 ACRES
MAX. BUILDING HEIGHT	230 FEET*
FLOOR AREA RATIO (FAR)	2:1**
LOT COVERAGE	60% MAXIMUM

* MAXIMUM HEIGHT OF STRUCTURE IS INCLUSIVE OF MECHANICAL EQUIPMENT.
 ** IF THE FLOOR AREA OF RESIDENTIAL USES ON THE LOT IS EQUAL TO OR GREATER THAN THE LOT AREA, THE MAXIMUM FAR IS 2.5:1. IF THE PROVISIONS OF S-____.114 ARE MET, THE MAXIMUM FAR IS 4.5:1.

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING AREA
	AREA OF REQUEST

- NOTES**
- OFFICE PARKING REQUIREMENT IS 1 SPACE PER 480 SQUARE FEET AND CAN BE FURTHER MODIFIED BY THE MIXED USE DEVELOPMENT PARKING CHART. FOR TRACT I, ALL PARKING MUST BE UNDERGROUND.

<p>13455 NOEL ROAD, TWO CALLENA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-293-9820 WWW.KIMLEY-HORN.COM TX-F-928 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.</p>	KHA PROJECT 068176074	DATE NOVEMBER 2019	SCALE AS SHOWN	DESIGNED BY RAR	DRAWN BY AMK	CHECKED BY RAR
	THE QUADRANGLE PREPARED FOR STREAM REALTY PARTNERS DALLAS, TEXAS					
Z189-337 TRACT I DEVELOPMENT PLAN						
SHEET NUMBER 1						
REVISIONS No. DATE BY						