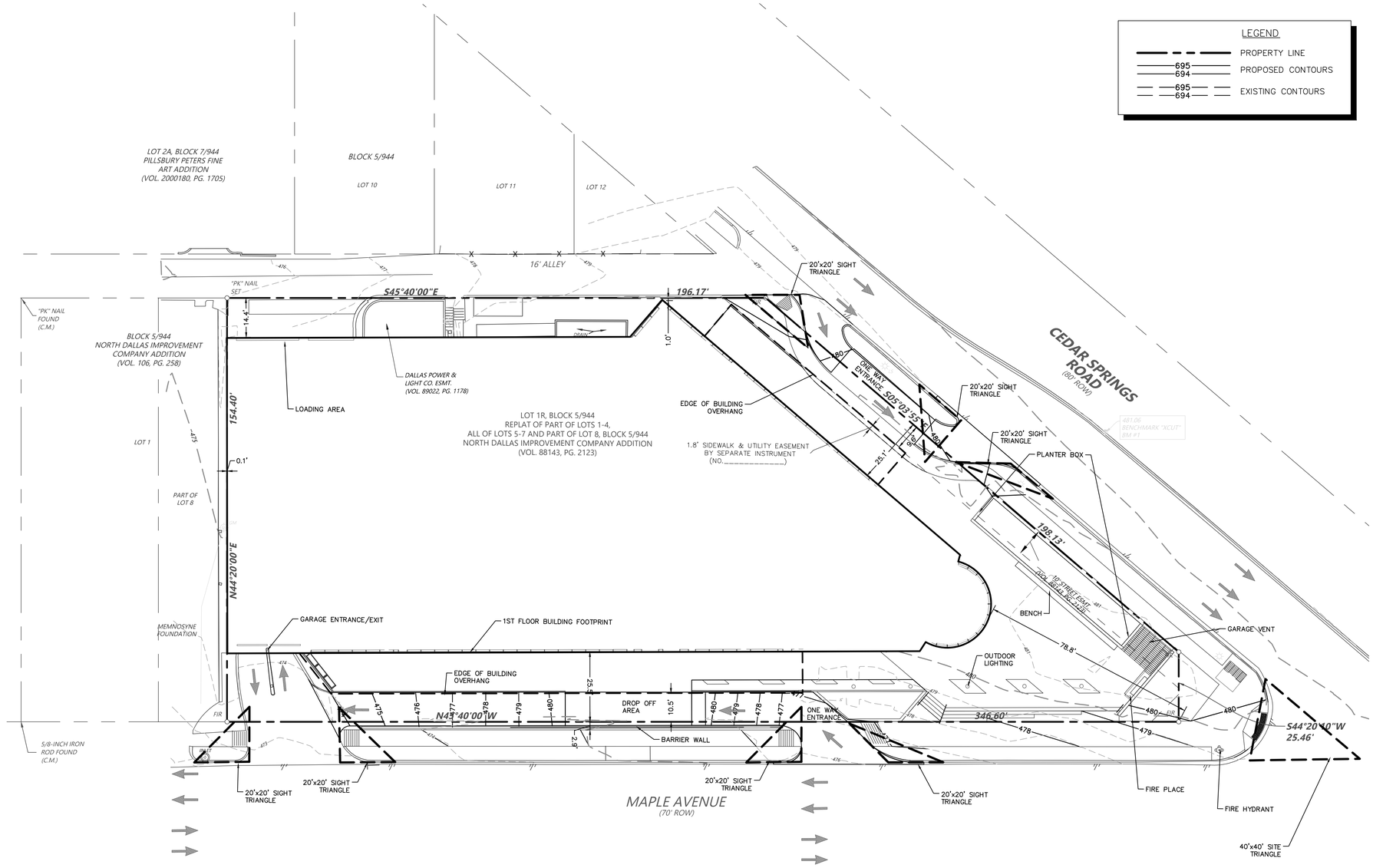
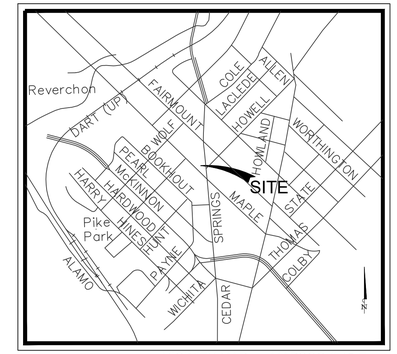


SITE DATA SUMMARY TABLE	
LOT	1R
EXISTING ZONING	MU3–PD193 GR
PROPOSED ZONING	PD SUBDISTRICT
PROPOSED USE	OFFICE/ RESTAURANT
LOT AREA (ACRES)	1.005
LOT AREA (SQUARE FEET)	43,817
BUILDING FOOTPRINT AREA (SQUARE FEET)	27688
BUILDING HEIGHT (# STORIES)	8–STORIES
BUILDING HEIGHT (FEET–DISTANCE TO TALLEST BUILDING ELEMENT)	120'
LOT COVERAGE (PERCENT–X.XX%)	63%
FLOOR AREA (SQUARE FEET)	174,095
RESTAURANT (SQUARE FEET)	9,218
FLOOR RATIO (RATIO–X.XX:1)	3.9732:1
REQUIRED PARKING (# SPACES)	X
PROVIDED PARKING (# SPACES)	458
FRONT YARD SET BACKS	
--- MAPLE AVE	NONE REQUIRED
--- CEDAR SPRINGS	NONE REQUIRED
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	



VICINITY MAP MAPSCO # 45-F
N.T.S.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON–SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ALL THE REQUIREMENTS OF THE CITY OF DALLAS SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
4. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
5. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.

DEVELOPMENT PLAN

BLOCK 5/944, LOT 1R
1.005 AC. (43,817 S.F.)
NORTH DALLAS IMPROVEMENT CO. REPLT.

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS PROJECT # Z189-145

OWNER
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200 CRESCENT COURT, SUITE 250
DALLAS, TEXAS 75201
214-880-4663
CONTACT: ADAM SOTO
ASOTO@CRESCENT.COM

APPLICANT
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LYNN.KADLECK@WESTWOODPS.COM

ENGINEER
HART, GAUGLER & ASSOCIATES, INC.
12801 N. CENTRAL EXPWY, SUITE 1400
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (FAX)
TEXAS REGISTERED ENGINEERING FIRM #F-5053
JOHN D. BLACKER
JBLACKER@HARTGAUGLER.COM

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FEBRUARY 06, 2019

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Texas Registered Engineering Firm #F-5053

No.	Date	Revisions	App.

DEVELOPMENT PLAN
LOT 1R, BLOCK 5/944
NORHT DALLAS IMPROVEMENT ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Scale:	AS SHOWN
Designed by:	HGA
Drawn by:	HGA
Checked by:	JDB
Date:	JANUARY, 2019
Project No.	21XXXX

SHEET
C0.01

IMAGES
XREF'S XREF x2438 - XREF x3ss - XREF 0015544 TOPO to CLIENT - XREF x3ll - XREF x8vdy - XREF 180070000-ARCH - XREF 180070000-ARCH - XREF xDsgn
LAST SAVED BY JAMES ADAMS, 2/6/2019 1:49 PM
DWG NAME F:\2018\21807\9DWG\PLAN SET\C0.01-SITE.DWG
LAST SAVED 2/6/2019 1:29 PM