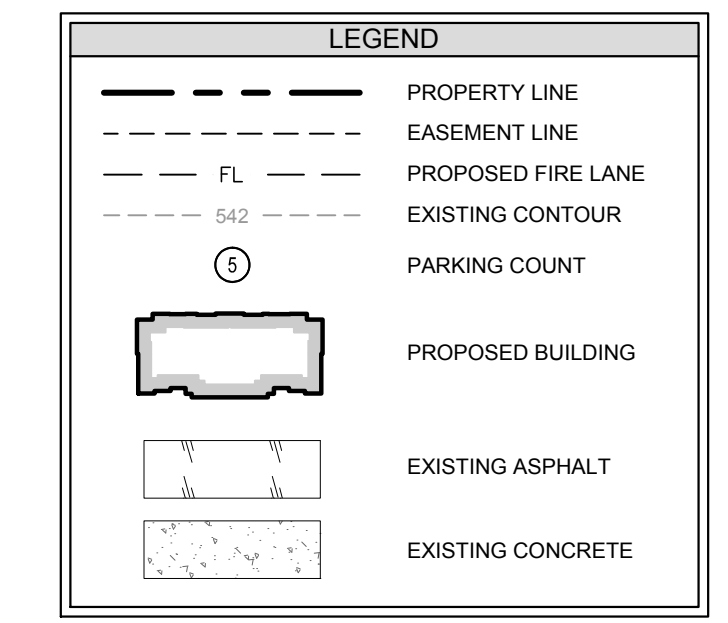
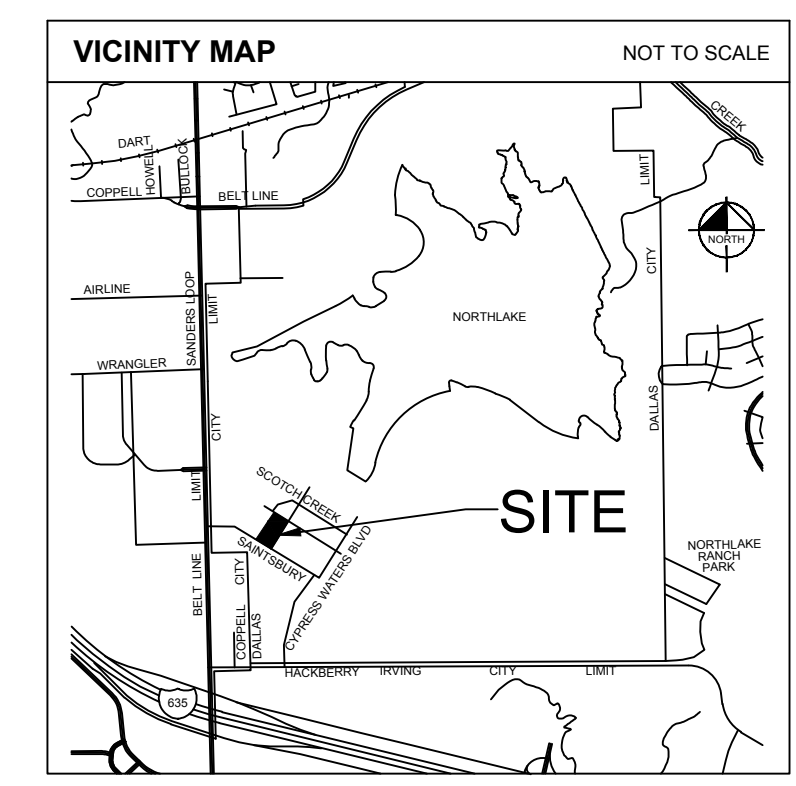
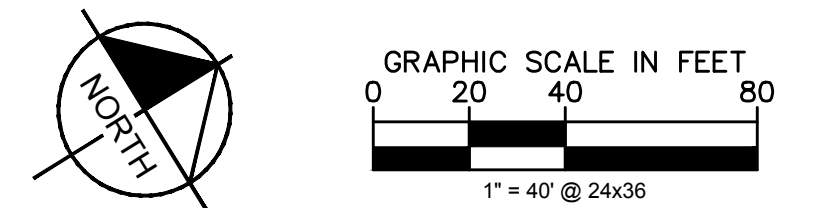
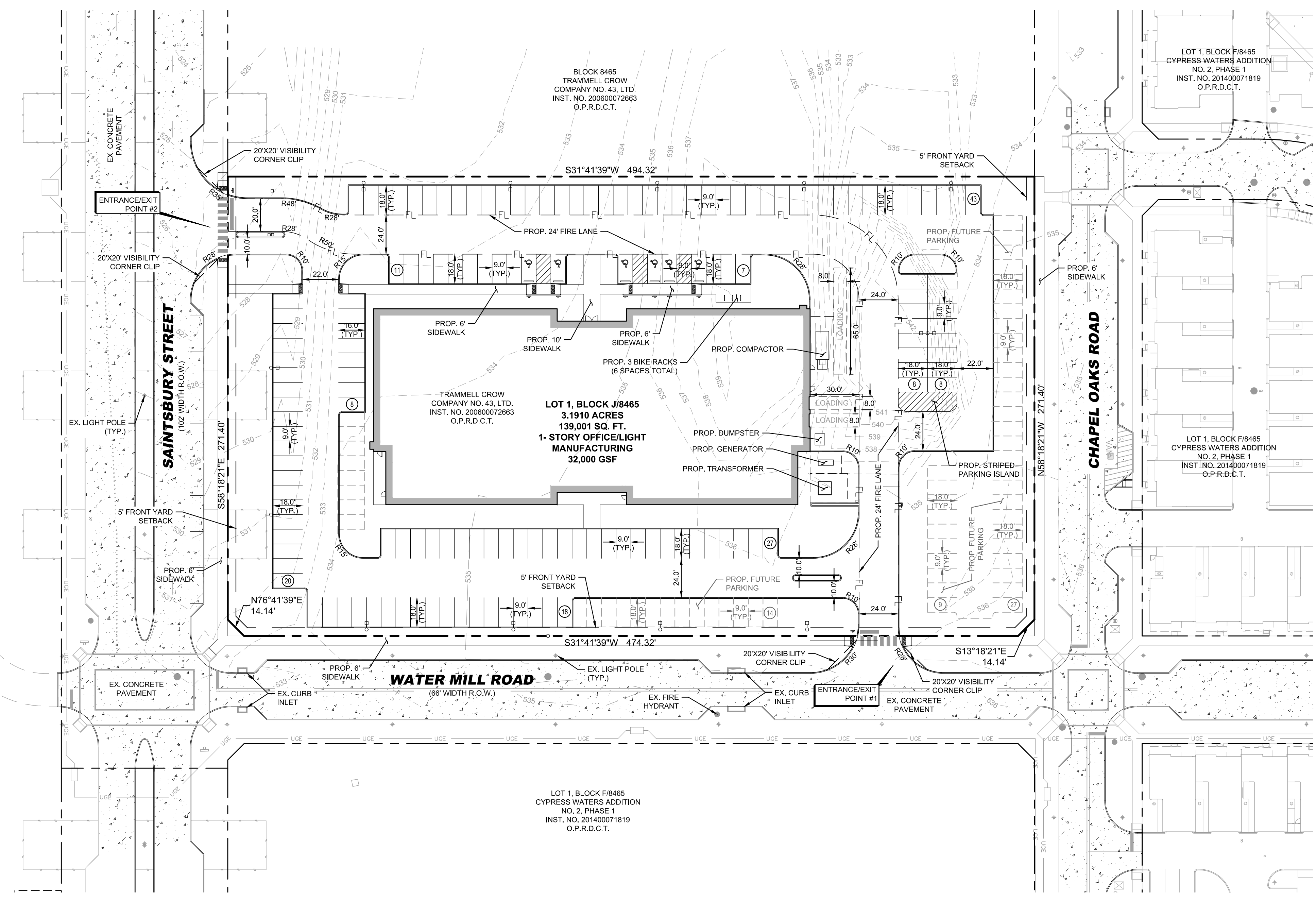


Plotted By: Lisak, Matt. Sheet Set: Kba. Layout: DEVL PLAN May 10, 2016 02:38:29pm. K:\DAL - Civil\06387\3046\Z\JUL Repair Center\3046\Z\DEVL PLAN\06387\3046\Z\DEVL PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LOT 3, BLOCK H/8465
 CYPRESS WATERS ADDITION
 NO. 2, PHASE 1
 INST. NO. 201400071819
 O.P.R.D.C.T.



- GENERAL NOTES**
1. THIS DEVELOPMENT PLAN INCLUDES LOT 1, BLOCK J/8465.
 2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
 4. WATER MILL ROAD IS DESIGNATED AS THE PRIMARY ENTRANCE/EXIT POINT AND SAINTSBURY STREET AS THE SECONDARY ENTRANCE/EXIT POINT.
 5. ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.
 6. ADDITIONAL LANDSCAPE AND RETAINING WALLS MAY BE ADDED WITH FINAL DESIGN.
 7. REFERENCE LANDSCAPE PLAN FOR PEDESTRIAN FACILITIES SUCH AS BENCHES, TRASH RECEPTACLES, ETC.

SUBAREA A2
(LOT 1, BLOCK J/8465)
PLANNED DEVELOPMENT
DISTRICT NO. 741
DEVELOPMENT PLAN
D156-013

SITE DATA SUMMARY TABLE	
ITEM	LOT 1, BLOCK J/8465
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-741
DUAL LAND USE (FROM ZONING ORDINANCE)	OFFICE
LOT AREA (SF)	139,001 SF
LOT AREA (AC)	3.1910 AC
BUILDING FOOTPRINT AREA (SF)	32,000 SF
TOTAL BUILDING AREA (SF)	32,000 SF
BUILDING HEIGHT (MAX 270')	1 STORY
LOT COVERAGE (MAX 90%)	23.00%
FLOOR AREA RATIO (RATIO - XXX:1)	0.23:1

PARKING SUMMARY TABLE	
PARKING RATIO REQUIREMENTS	1 SPACE PER 333 SF
TOTAL REQUIRED PARKING (# SPACES)	97
PROVIDED STANDARD SURFACE PARKING (# SPACES)	150
FUTURE PARKING (# SPACES)	50
FUTURE STANDARD PARKING (# SPACES)	50
FUTURE COMPACT PARKING (# SPACES)	0
TOTAL PROVIDED & FUTURE PARKING (# SPACES)	200
ACCESSIBLE PARKING REQUIRED (# SPACES)	6
ACCESSIBLE PARKING PROVIDED (# SPACES)	6
BIKE RACK SPACE (1 PER 25 PARKING SPACES)	6

Owner/Developer:
 Trammell Crow Company
 No. 43, LTD.
 1722 Routh Street, Suite 1313
 Dallas, Texas 75201
 Tel. No. 214-2700-1000
 Contact: John Gardner

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Tel. No. 972-770-1300
 Contact: Bradley J. Moss, P.E.

Architect:
 GFF
 2908 Fairmount, Suite 300
 Dallas, Texas 75201
 Tel. No. 214-303-1500
 Contact: Marie Gomez

NO.	REVISIONS	DATE	BY

12750 Merit Drive, Suite 1000, Dallas, TX 75251
 PHONE: 972-770-1300 FAX: 972-299-9820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley-Horn
 Engineer: BRADLEY J. MOSS
 P.E. No. 96631
 Date: MAY 10, 2016

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068176043	05/10/2016	AS SHOWN	MJM	MJM	BJM

CYPRESS WATERS REPAIR CENTER PREPARED FOR BILLINGSLEY TEXAS DALLAS

DEVELOPMENT PLAN