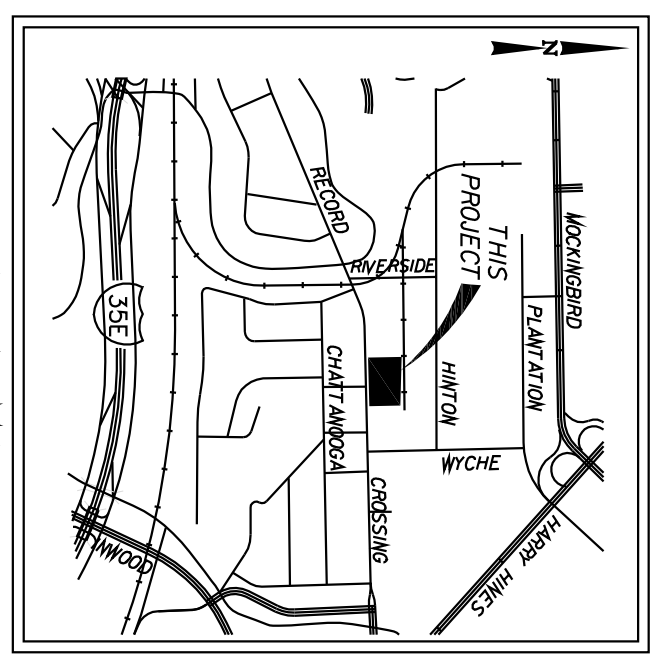
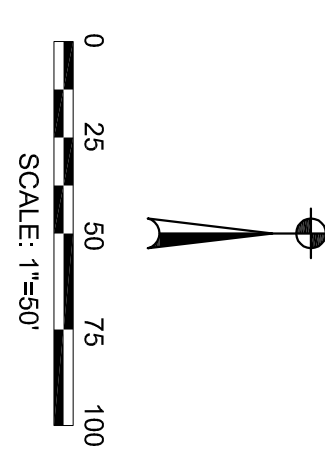


EXISTING WAREHOUSE: 28,800 SF
 EXISTING OFFICE: 8,337 SF
 COVERED STORAGE / LOADING DOCK: 36,801 SF

SITE DATA TABLE		
DEVELOPMENT ADDRESS:	1805 RECORD CROSSING RD. DALLAS, TX 75235	
LOT AREA:	594,425 SF	13.648 ACRES
MAXIMUM FLOOR AREA RATIO:	2.0	
MINIMUM FRONT YARD SETBACK:	0'	
MINIMUM REAR YARD SETBACK:	0'	
MINIMUM REAR YARD SETBACK:	0'	
MAXIMUM BUILDING HEIGHT:	110'	
PARKING REQUIRED:	352 SPACES	
USE:	SQUARE FEET	RATIO PER 5,000 SF
WAREHOUSE:	309,541 SF	20,000 SF
OFFICE:	8,337 SF	1/333 SF
TOTAL PARKING PROVIDED ON-SITE:	218 SPACES (65 COVERED SPACES)	82
REMANDES OF REQUIRED PARKING:	PROVIDED IN ACCORDANCE WITH CHAPTER 51A CODE REQUIREMENTS.	250
PROPOSED ZONING:	PD	INDISTRICT USES
ALLOWED USES:	INDISTRICT USES	

- NOTES:
1. THE LANDSCAPE FOR THIS PROJECT SHALL MEET ALL OF THE REQUIREMENTS OF THIS PD AS WELL AS ALL OF THE CITY OF DALLAS ZONING ORDINANCE AS IT RELATES TO STRUCTURES MAY BE CONSTRUCTED TO THE PROPERTY LINE WITH ZERO SETBACK.



**DEVELOPMENT PLAN
 FOR
 1805 RECORD CROSSING ROAD
 DALLAS, TX 75235**

PLANNED DEVELOPMENT DISTRICT
 Z156-27(1OTH)

BENE E. KEITH NO. 2
 LOT 1D, BLOCK B/7919
 HIRAM BENNETT SURVEY
 ABSTRACT NO. 83
 CITY OF DALLAS, DALLAS COUNTY TEXAS