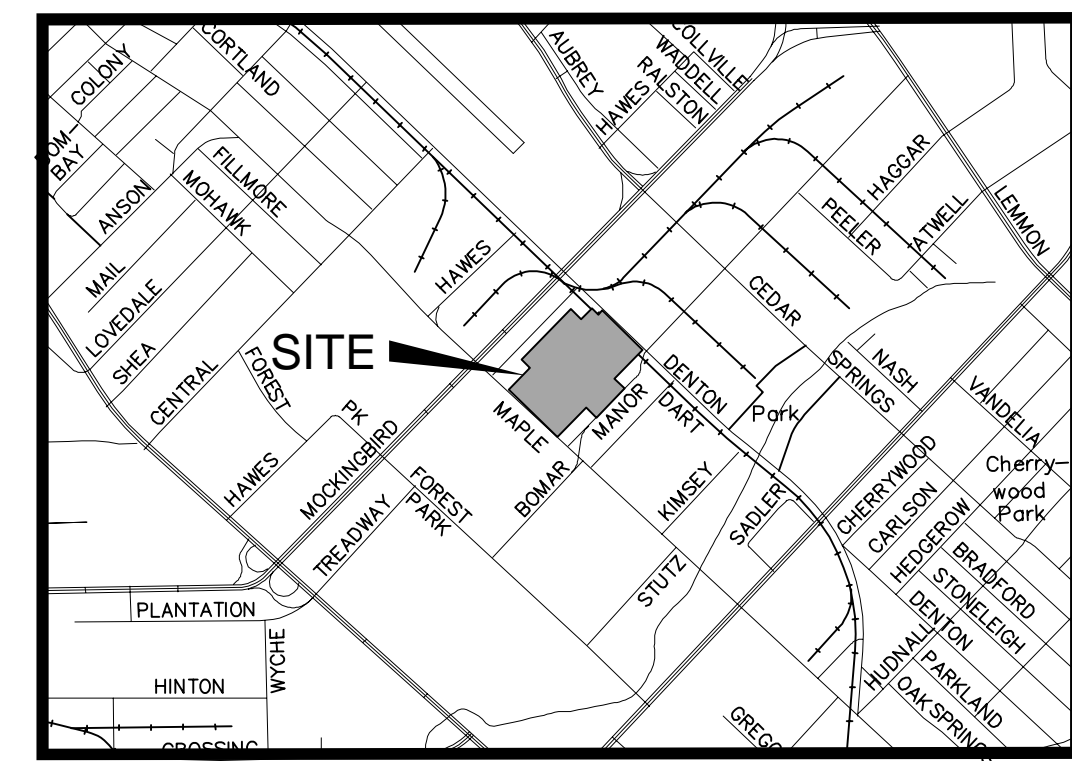
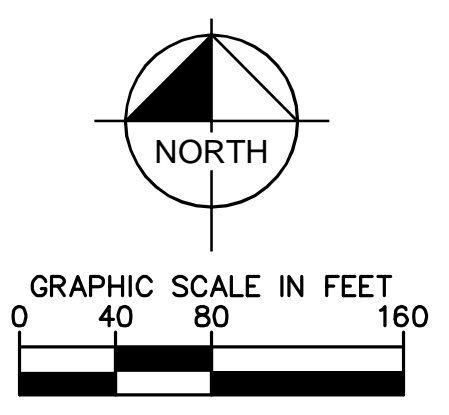
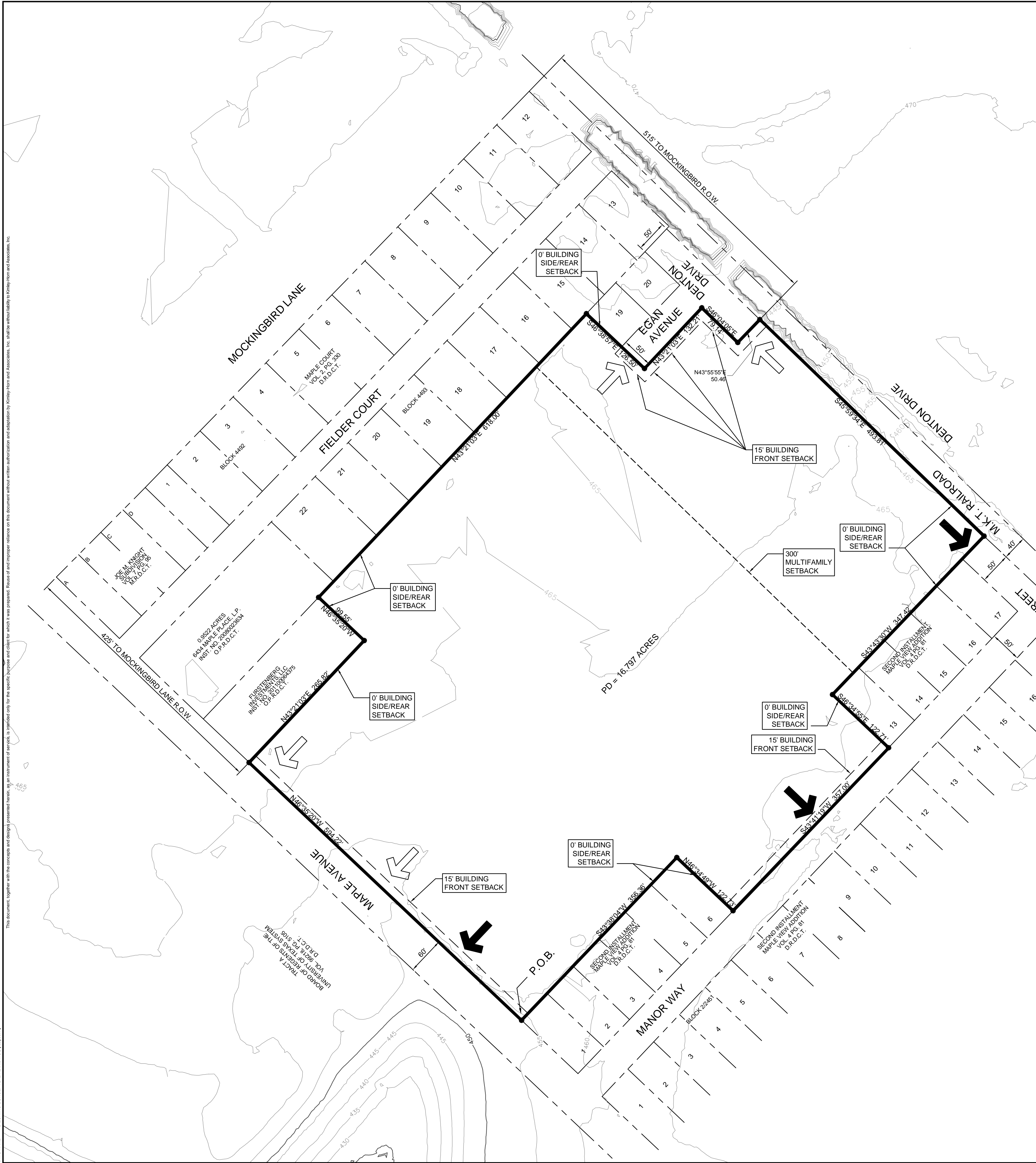


DATE: 7/5/2018  
 LAST SAVED: 7/5/2018 12:25 PM  
 PLOTTED BY: JONATHAN B. BARNES  
 DWG NAME: CONZONING CONCEPTUAL PLAN.DWG - 1.dwg

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VICINITY MAP  
 MAPSCO NO. 34-P  
 PROPERTY BOUNDED BY MAPLE DRIVE, MANOR WAY, DENTON DRIVE, AND THE PROPERTY LINE SOUTH OF FIELDER COURT

LEGEND	
	PROPOSED DRIVEWAY LOCATION. FINAL LOCATION TO BE SHOWN ON AN APPROVED DEVELOPMENT PLAN
	EXISTING DRIVEWAY LOCATION. (APPROXIMATE)

PD DATA TABLE						
SITE	16.797 ACRES					
SETBACKS	MINIMUM PERIMETER SETBACKS AS SHOWN; SEE ORDINANCE FOR ADDITIONAL SETBACKS.					
DENSITY	75 DU/ACRE					
FLOOR AREA RATIO	USE CATEGORY	BASE (NO MUP)	MUP=2 (NO RES.)	MUP=2 (WITH RES.)	MUP=3 (NO RES.)	MUP=3 (WITH RES.)
	LODGING	1.6	1.7	1.8	1.8	1.9
	OFFICE	1.6	1.7	1.8	1.8	1.9
	RESIDENTIAL	N/A	N/A	N/A	N/A	N/A
	RETAIL AND PERSONAL SERVICE	0.6	0.7	0.7	0.8	0.8
	TOTAL (MIXED USE)	1.6	1.8	2.0	2.0	2.25
HEIGHT	90 FT. FOR A CONSOLIDATED RENTAL CAR FACILITY/COMMERCIAL PARKING GARAGE; 65 FT. FOR ALL OTHERS.					
STORIES	MAXIMUM OF 10 STORIES FOR A CONSOLIDATED RENTAL CAR FACILITY AND A COMMERCIAL PARKING GARAGE.					
LOT COVERAGE	80%					

ZONING CASE Z167-308

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 972-770-1300 972-239-3820  
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KHA PROJECT	064532800
DATE	7/5/2018
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

CONRAC DEVELOPMENT  
 PD 917  
 PREPARED FOR  
 SPECTRUM PROPERTIES  
 CITY OF DALLAS, TEXAS

ZONING  
 CONCEPTUAL PLAN  
 SHEET NUMBER  
 EXH: 917A