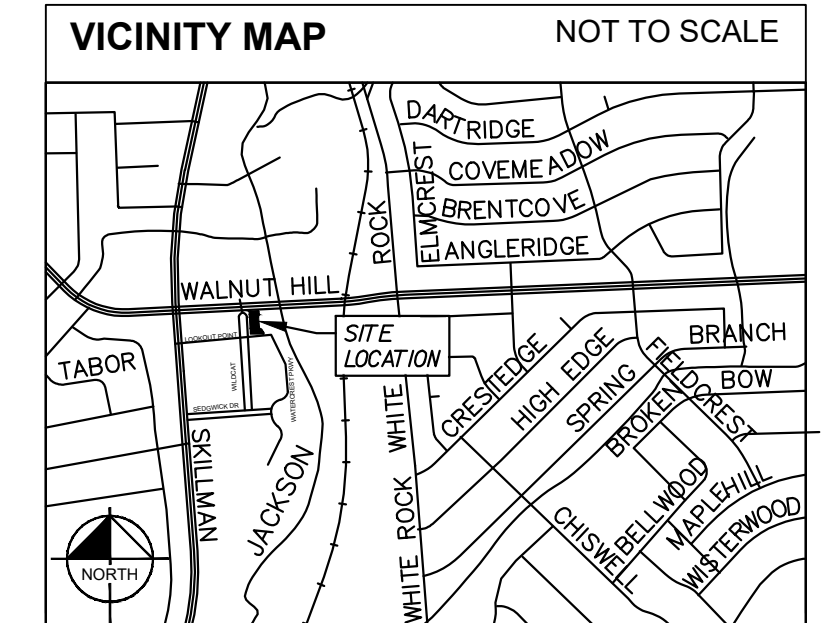
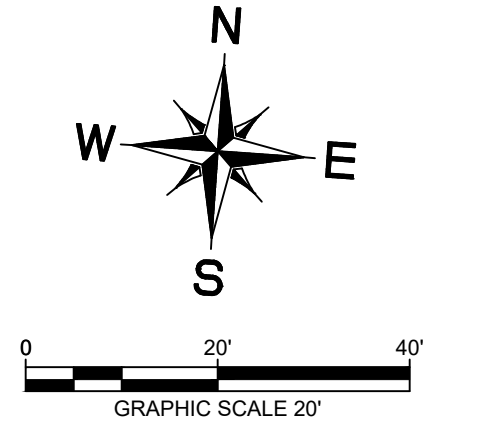


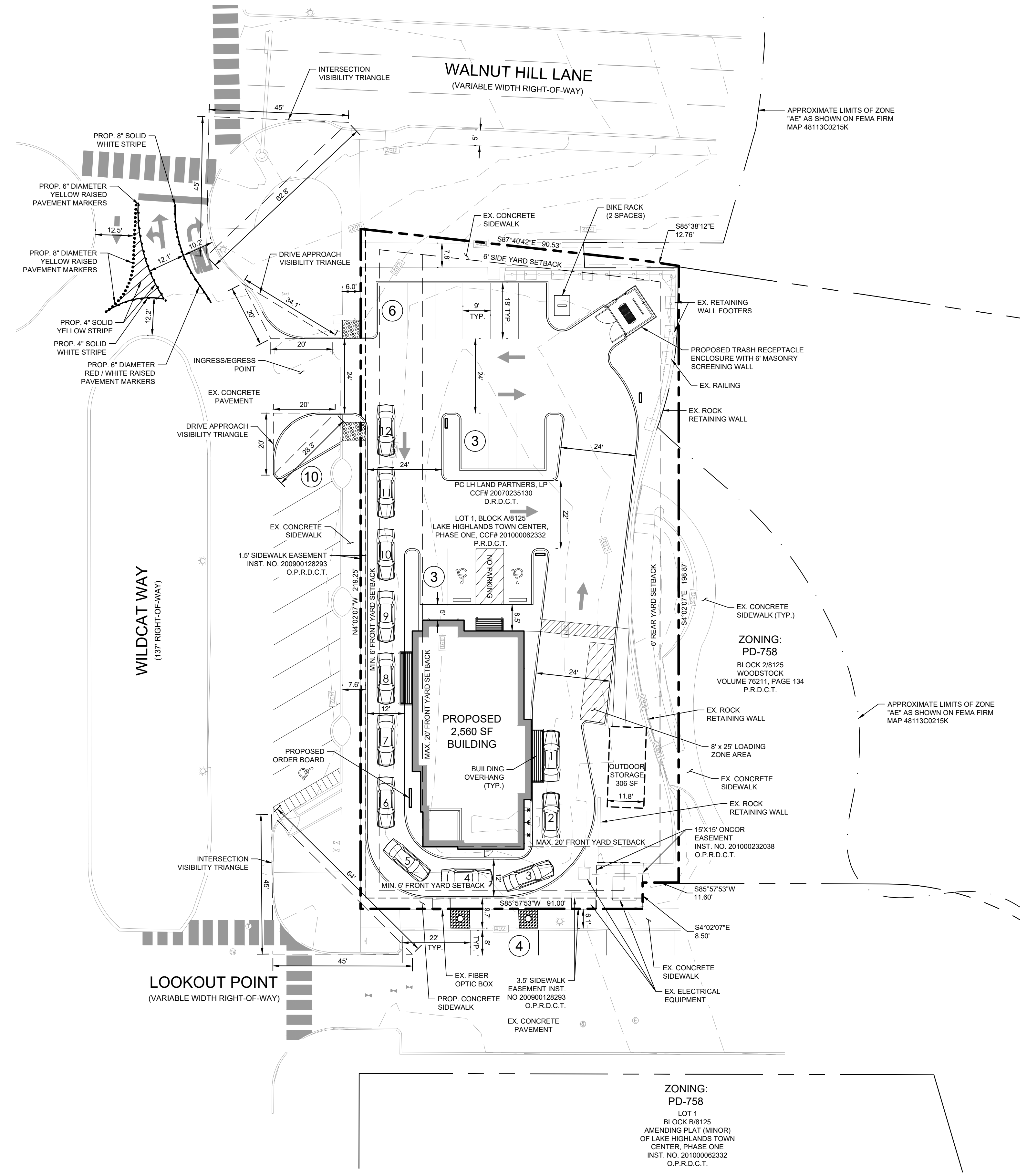
Plotted By: Jones, Caleb Sheet: Sdkh Layout: DEVELOPMENT PLAN December 02, 2021 11:55:20am K:\DAL_Civil\064572600 - HTEAO Dallas\Case\PlanSheets\Development Plan (2).dwg
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LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
TYP.	TYPICAL
EX.	EXISTING
PROP.	PROPOSED
BFR	BARRIER FREE RAMP
MH	MANHOLE
WW	WASTEWATER
WV	WATER VALVE
ICV	IRRIGATION CHECK VALVE
IM	IRRIGATION METER
GI	GRATE INLET

SITE DATA SUMMARY TABLE	
ZONING	
CURRENT ZONING	PD-758 (SUBDISTRICT C)
DESIGNATED ZONING	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE
EXISTING LAND USE	OPEN SPACE / UNDEVELOPED
PROPOSED LAND USE	HTEAO - DRIVE-THRU RESTAURANT
BUILDING	
NUMBER OF STORIES	1 STORY
BUILDING AREA	2,560 SF
LOT AREA	±0.50 ACRES
LOT COVERAGE RATIO	11.8%
PARKING	
PARKING REQUIRED	1 SPACE PER 100 SQ. FT. OF FLOOR AREA, 2,560 SQ. FT. BUILDING = 26 SPACES
PARKING PROVIDED	26 SPACES
LOADING SPACE REQUIRED	1 SPACE
LOADING SPACE PROVIDED	1 SPACE
ADA PARKING REQUIRED	2 SPACES
ADA PARKING PROVIDED	3 SPACES
BICYCLE PARKING REQUIRED	N/A
BICYCLE PARKING PROVIDED	N/A



DEVELOPMENT PLAN FOR PD 758
#D212-001
SUBAREA C
0.50 ACRES
LOT 1, BLOCK A/8125
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.	
S078-208A-APM2	2101191035	WW20-300	DP20-177

DEVELOPMENT PLAN
HTEAO
LOT 1, BLOCK A/8125, LAKE HIGHLANDS TOWN CENTER
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
JCK	CBJ	DECEMBER 2021	XXXX	XXX	DP-1

BUILDING	EXISTING BUILDING 1		EXISTING BUILDING 2		EXISTING BUILDING 3		EXISTING BUILDING 4		EXISTING BUILDING 6		PROPOSED BUILDING 7		CUMULATIVE TOTALS	
	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED	MAX ALLOWED	PROPOSED
PROPOSED USE	RETAIL		RETAIL		RETAIL / RESTAURANT WITHOUT DRIVE-THRU		RETAIL / RESTAURANT WITHOUT DRIVE-THRU		RETAIL / RESTAURANT WITH DRIVE-THRU		RESTAURANT WITH DRIVE-THRU		MAX ALLOWED	PROPOSED
TOTAL BUILDING AREA	30,000 SF		5,005 SF		9,810 SF		9,806 SF		4,300 SF		2,560 SF		300,000 SF (NONRESIDENTIAL)	61,481 SF
LOT COVERAGE (BUILDING)	90%	12%	90%	2%	90%	4%	90%	4%	90%	2%	90%	12%	90%	21.8%
FLOOR AREA RATIO (FAR)	2.85	0.12	2.85	0.02	2.85	0.04	2.85	0.04	2.85	0.02	2.85	0.12	2.85	0.22
BUILDING HEIGHT	75'	40' (1 STORY)	75'	35' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	30' (1 STORY)	75'	--

*THE DATA PROVIDED IN THIS TABLE REFERENCES DEVELOPMENT PLAN "DP178-018"