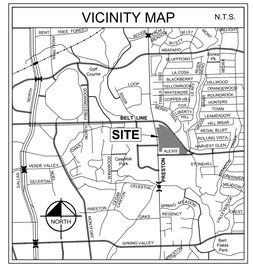
GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

VICINITY MAP N.T.S.



LEGEND

PROPERTY LINE	

NOTES

1. FUTURE DRIVES SUBJECT TO CHANGE WITH DEVELOPMENT PLAN IS SHOWN FOR REFERENCE ONLY.
2. REFER TO PD FOR LANDSCAPE AND DESIGN STANDARDS REQUIREMENTS.
3. APPROXIMATE LOCATION FOR OPEN SPACE A AND B.
4. REFER TO PD FOR ULTIMATE MAX HEIGHT

SITE DATA SUMMARY TABLE

TOTAL ACREAGE	15.51 AC.
TOTAL SF	675,770.3 SF
LOT COVERAGE	80% MAX
FAR	PER PD
HEIGHT	PER PD
DENSITY	PER PD
OPEN SPACE	PER PD
USES	MU-2
PARKING	PER PD

EX. DRIVE
EX. DRIVE
Δ=42°53'06"
R=815.0'
L=610.0'
CB=S57°37'12"E
C=595.9'
EX. DRIVE
N10°09'18"W 180.53'
S64°06'08"E 180.01'
EX. DRIVE
EX. DRIVE
PHASE
N
75' MAX HEIGHT
OPEN SPACE A
MINIMUM 65,000 SF
OPEN SPACE AREA
PRESTON ROAD
PRINCIPAL ARTERIAL
(100' R.O.W.)
PROP. FUTURE EAST/WEST
INTERNAL PRIMARY DRIVE
BERRY TRAIL
(56' R.O.W.)
PROP. SIGNALIZED
INTERSECTION
EX. DRIVE
BELT LINE ROAD
PRINCIPAL ARTERIAL
(100' R.O.W.)
S58°10'29"E 897.69'
EX. DRIVE
Δ=12°09'20"
R=4138.6'
L=878.0'
CB=N7°47'05"W
C=876.4'
50.0'
SETBACK
25.0'
SETBACK
PROP. FUTURE NORTH/SOUTH
PRIMARY DRIVE
EX. DRIVE
PHASE
P
165' MAX HEIGHT
PHASE
1
75' MAX HEIGHT
FEMA FLOODPLAIN LIMITS
OPEN SPACE B
MINIMUM 20,000 SF
OPEN SPACE AREA
PROP. FUTURE INTERNAL
SERVICE DRIVE
EX. DRIVE
EX. DRIVE
S89°20'25"W 1021.57'
EX. DRIVE
EX. DRIVE
EX. DRIVE
FEMA FLOODPLAIN LIMITS
25.0'
SETBACK
EX. DRIVE
EX. DRIVE
ALEXIS DRIVE
COLLECTOR
(80' R.O.W.)
EX. DRIVE

PEPPER SQUARE SHOPPING CENTER ADDITION

PLANNED DEVELOPMENT
DISTRICT NO. 33
CONCEPT PLAN
CASE NO. Z212-358

No.	REVISIONS	DATE

Kimley»Horn

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WWW.KIMLEY-HORN.COM TX F-928

SCALE
AS SHOWN
DESIGNED BY:
CRB
DRAWN BY:
AL
CHECKED BY:
SES

PEPPER SQUARE
REDEVELOPMENT
CITY OF DALLAS, TEXAS

CONCEPT PLAN

DATE
07/16/2024
PROJECT NO.
063928006
EXHIBIT
C-201

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