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IMAGES
XREFS
LAST SAVED
4/11/2024 4:37 PM
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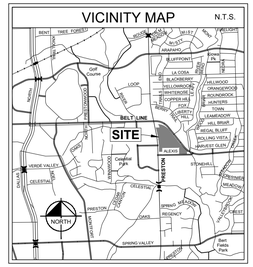
DWG PATH
K:\DAL_Civil\063928006-Pepper Square\CAD\Exhibits_Concept
DWG NAME
sheets-plat-rotated-swmg_w-textline - xAddl - 2022-0921-Pepper Square Tract Document - xWmap - xTitle-CON - x-survey\GIS - x-survey_MF - xBoodplain - x-aerial - x-site_MF - x-site_MF_2

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 PARK 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
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EX. DRIVE

N10°09'19"W 180.53'

S64°06'08"E 180.01'

Δ=42°53'06"
R=815.0'
L=610.0'
CB=S57°37'12"E
C=595.9'

PRESTON ROAD
PRINCIPAL ARTERIAL
(100' R.O.W.)

BERRY TRAIL
(56' R.O.W.)

BELT LINE ROAD
PRINCIPAL ARTERIAL
(100' R.O.W.)

ALEXIS DRIVE
COLLECTOR
(80' R.O.W.)

PHASE N
75' MAX HEIGHT

PARK A
MINIMUM 65,000 SF
OPEN SPACE AREA

PROP. FUTURE EAST/WEST
INTERNAL PRIMARY DRIVE

PROP. SIGNALIZED
INTERSECTION

Δ=12°09'20"
R=4138.6'
L=876.0'
CB=N7°47'05"W
C=876.4'

50.0'
SETBACK

25.0'
SETBACK

S58°10'04"E 897.69'

PROP. FUTURE NORTH/SOUTH
PRIMARY DRIVE

PHASE P
165' MAX HEIGHT

PARK B
MINIMUM 20,000 SF
OPEN SPACE AREA

PROP. FUTURE INTERNAL
SERVICE DRIVE

S89°20'25"W 1021.57'

PHASE 1
75' MAX HEIGHT

FEMA FLOODPLAIN LIMITS

FEMA FLOODPLAIN LIMITS

25.0'
SETBACK

PEPPER SQUARE SHOPPING CENTER ADDITION

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

Kimley»Horn
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No.	REVISIONS	DATE

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

PEPPER SQUARE
REDEVELOPMENT
CITY OF DALLAS, TEXAS

CONCEPT PLAN

DATE
04/12/2024
PROJECT NO.
063928006
EXHIBIT
C-201