

Development Plan General Notes

- Topography and grades shown on this sheet represent existing grading, final design grading TBD.
- All building heights are based on average grade, calculated as the average of the highest corner and the lowest corner of the building structure.

AVERAGE GRADE CALCULATION:

LOW POINT : 497.5'
 HIGH POINT : 510'
 AVERAGE : 503.75' (503'-9")

Building/Site Data:

Site Area: 27,025 sf
 Address: 4208 Buena Vista Street, Dallas, TX 75205
 Building Height: 120'-0" (from average grade)
 High Rise per Section 403: Yes, must comply with IBC 403
 Construction Type: I-B
 Impervious Cover: Refer to Landscape Plan
 Lot Coverage: Will comply with PD193
 Maximum Floor Area Ratio: 3.6 to 1
 Gross Floor Area: 97,290GSF (all areas are approximate, basement garage excluded)
 Parking and Loading: To comply with PD-193 and PD subdistrict
 Sprinkler System: Sprinklered
 Proposed Uses: Basement Levels: Parking Garage
 Levels 1-2: Restaurant, Retail, Office
 Levels 3-6: Residential / Condo

YARD, LOT, AND SPACE REGULATIONS

Setback	PD - 193	Allowed
Fitzhugh Ave., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 5' Front Yard Setback for maximum 15% of Facade Above 36' 10' Front Yard Setback for remaining Facade Above 36'
Buena Vista St., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 0' Front Yard Setback for maximum 20% of Facade Below 36' 0' Front Yard Setback for maximum 20% of Facade Above 36' 10' Front Yard Setback for maximum 60% of Facade Above 36' 20' Front Yard Setback for remaining Facade Above 36'
Northeast Boundary, Side Yard	N/A	45' Side Yard Setback Below 36' 35' Side Yard Setback for remaining Facade Above 36'
Katy Trail, Side Yard	0' Side Yard Setback	15' Side Yard Setback Below 36' 15' Side Yard Setback for maximum 10% of Facade Above 36' 25' Side Yard Setback for maximum 60% of Facade Above 36' 35' Side Yard Setback for remaining Facade Above 36'
15'x15' Southeast Corner Clip	N/A	No Setbacks required from corner clip Street Easement

LANDSCAPE FEATURES IN FRONT AND SIDE YARD SETBACKS

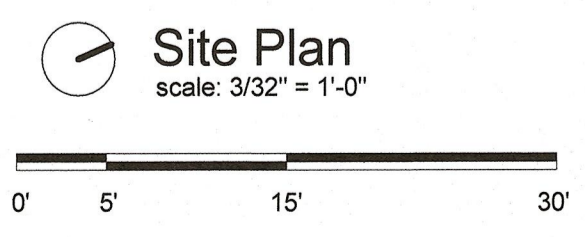
- (Not to exceed 12" - 0" above average grade unless noted otherwise)
- FIXED RAISED PLANTERS
 - SAFETY RAILING
 - FURNITURE
 - FOUNTAINS
 - RETAINING WALLS
 - RAISED PATIO AREAS
 - STAIRS
 - TRELLIS STRUCTURES (NOT TO EXCEED 22'-0" ABOVE AVERAGE GRADE)
 - BICYCLE RACKS
 - TABLE UMBRELLAS
 - RAMPS
 - TRANSFORMERS AND UTILITIES

Location Map



Development Plan Legend

- Property Line
- Setback Below 36'-0"
- Setback Above 36'-0" Refer to table for percentage of facade (may coincide with setback below 36'-0", refer to notes)
- Easement
- Building Overhang above 36'-0"
- Breezeway
- Perimeter of Subterranean Garage
- Portion of building overhang (above 36'-0") that extends beyond corner clip
- Street Easement



Project
Katy Trail Mixed Use
 4205 Buena Vista St,
 Dallas Texas
 Set
 Development Plan | 13 March 2019

Design Team
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Approved
 City Plan Commission
 March 21, 2019

Planned Development
 District No. 193

Exhibit S-148A

Planned Development
 District No. 148

2189-155

31202
 APPROVED BY
 CITY COUNCIL
 MAY 08 2019
 190714
 CITY SECRETARY