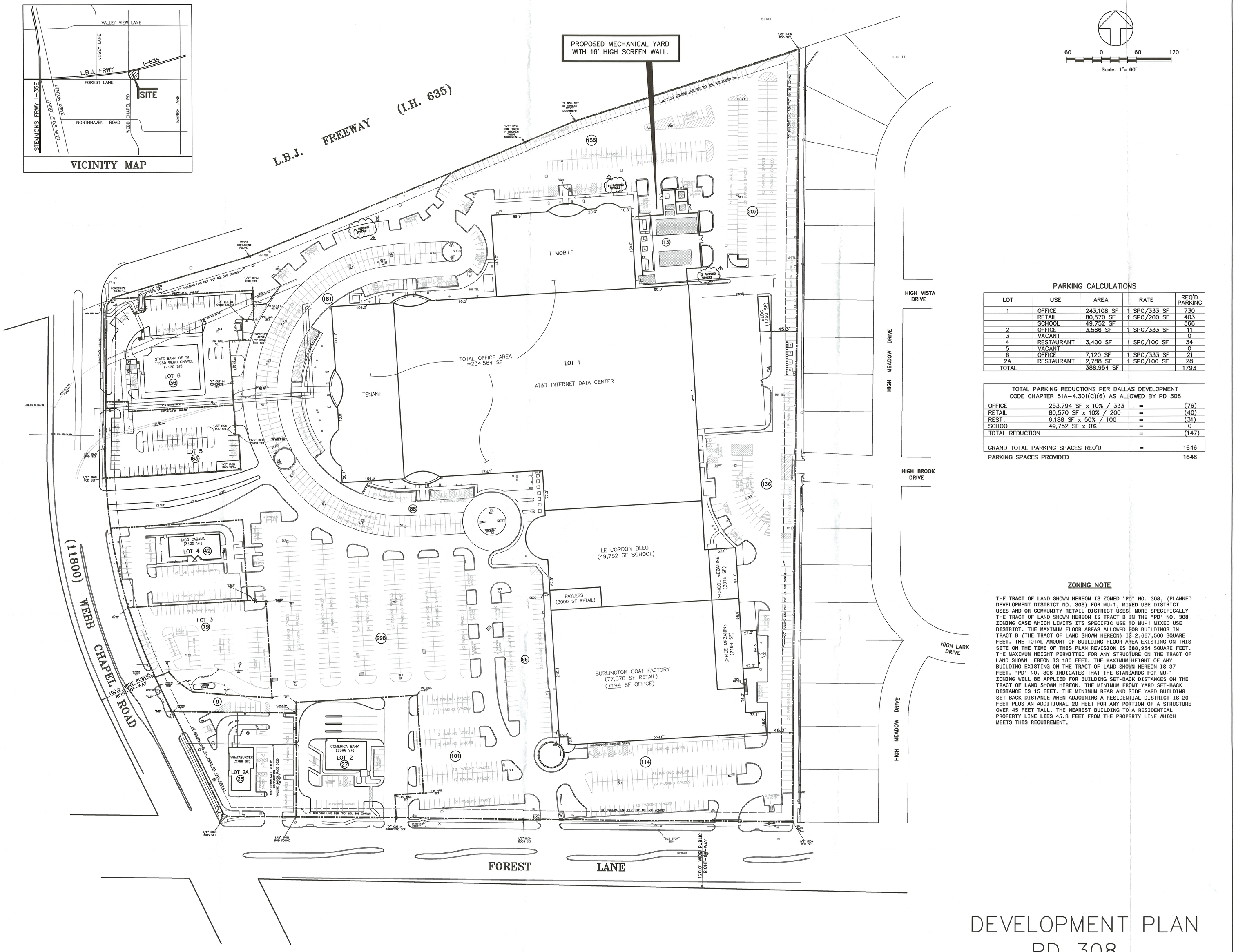
VICINITY MAP



PARKING CALCULATIONS

LOT	USE	AREA	RATE	REQ'D PARKING
1	OFFICE	243,108 SF	1 SPC/333 SF	730
	RETAIL	80,570 SF	1 SPC/200 SF	403
	SCHOOL	49,752 SF		566
2	OFFICE	3,566 SF	1 SPC/333 SF	11
3	VACANT			0
4	RESTAURANT	3,400 SF	1 SPC/100 SF	34
5	VACANT			0
6	OFFICE	7,120 SF	1 SPC/333 SF	21
2A	RESTAURANT	2,788 SF	1 SPC/100 SF	28
TOTAL		388,954 SF		1793

TOTAL PARKING REDUCTIONS PER DALLAS DEVELOPMENT CODE CHAPTER 51A-4.301(C)(6) AS ALLOWED BY PD 308

OFFICE	253,794 SF x 10% / 333	=	(76)
RETAIL	80,570 SF x 10% / 200	=	(40)
REST.	6,188 SF x 50% / 100	=	(31)
SCHOOL	49,752 SF x 0%	=	0
TOTAL REDUCTION		=	(147)
GRAND TOTAL PARKING SPACES REQ'D		=	1646
PARKING SPACES PROVIDED			1646

ZONING NOTE

THE TRACT OF LAND SHOWN HEREON IS ZONED "PD" NO. 308, (PLANNED DEVELOPMENT DISTRICT NO. 308) FOR MU-1, MIXED USE DISTRICT USES AND OR COMMUNITY RETAIL DISTRICT USES. MORE SPECIFICALLY THE TRACT OF LAND SHOWN HEREON IS TRACT B IN THE "PD" NO. 308 ZONING CASE WHICH LIMITS ITS SPECIFIC USE TO MU-1 MIXED USE DISTRICT. THE MAXIMUM FLOOR AREAS ALLOWED FOR BUILDINGS IN TRACT B (THE TRACT OF LAND SHOWN HEREON) IS 2,667,500 SQUARE FEET. THE TOTAL AMOUNT OF BUILDING FLOOR AREA EXISTING ON THIS SITE ON THE TIME OF THIS PLAN REVISION IS 388,954 SQUARE FEET. THE MAXIMUM HEIGHT PERMITTED FOR ANY STRUCTURE ON THE TRACT OF LAND SHOWN HEREON IS 180 FEET. THE MAXIMUM HEIGHT OF ANY BUILDING EXISTING ON THE TRACT OF LAND SHOWN HEREON IS 37 FEET. "PD" NO. 308 INDICATES THAT THE STANDARDS FOR MU-1 ZONING WILL BE APPLIED FOR BUILDING SET-BACK DISTANCES ON THE TRACT OF LAND SHOWN HEREON. THE MINIMUM FRONT YARD SET-BACK DISTANCE IS 15 FEET. THE MINIMUM REAR AND SIDE YARD BUILDING SET-BACK DISTANCE WHEN ADJOINING A RESIDENTIAL DISTRICT IS 20 FEET PLUS AN ADDITIONAL 20 FEET FOR ANY PORTION OF A STRUCTURE OVER 45 FEET TALL. THE NEAREST BUILDING TO A RESIDENTIAL PROPERTY LINE LIES 45.3 FEET FROM THE PROPERTY LINE WHICH MEETS THIS REQUIREMENT.

DEVELOPMENT PLAN
PD 308

BURR COMPUTER ENVIRONMENTS, INC.
10,400 RODGERS ROAD
HOUSTON, TEXAS 77070
Ph: 281-374-8644
Fax: 281-374-8992

Binkley & Barfield consulting engineers
1255 W. 15th Street, Suite 250 Plano, Texas 75075 www.binkleybarfield.com
(972) 312-8600 Phone (972) 312-8604 Fax
Firm Registration #257

KENDALL Landscape Architecture
Michael S. Kendall, ASLA
The Meadows Building
5646 Milton, Suite 735
Dallas, Texas 75206
Phone: (214) 739-3226
Fax: (214) 373-9802

T-Mobile

SWITCH EXPANSION PROJECT

ADDRESS:
11830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

ISSUES & REVISIONS

No.	Date	Description
1	12/5/11	RELOCATED 6 SPACES

SEAL

APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT CODE.
DATE: May 1/12
PLANNED DEVELOPMENT DISTRICT NO. 308 88
FILE NO. 087-105

SHEET TITLE
REVISED DEVELOPMENT PLAN PD 308

DRAWN:
REVIEWED:
PROJECT NO.:

SHEET NO.
D1

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.

S:\148300 (Burr Comp T-Mobile @ The Webb)\D1-REVISED DEV PLAN 12 01 11.dwg-Model Plotted Dec 05, 2011 at 2:33pm by jra | Last Saved by: jra