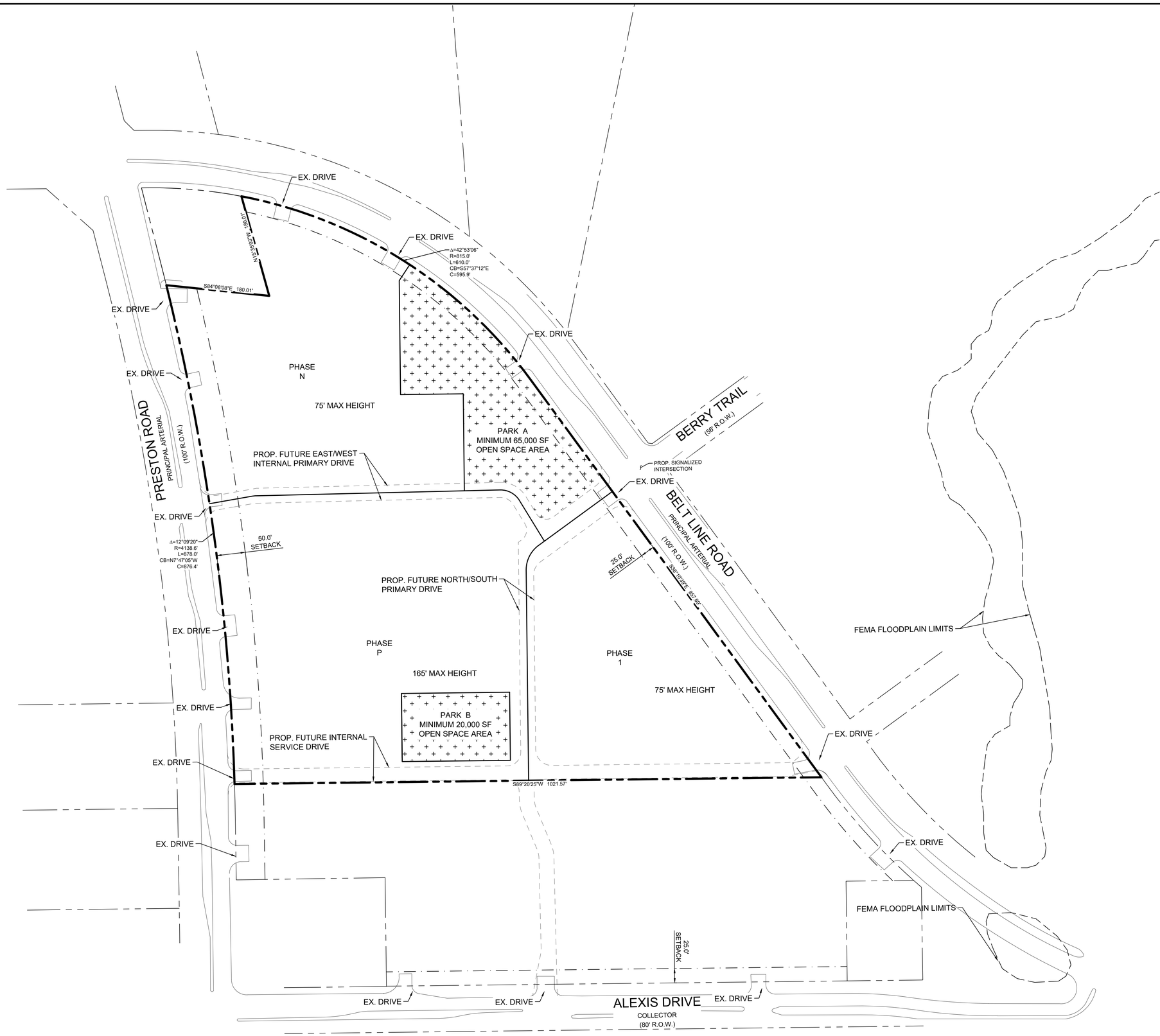
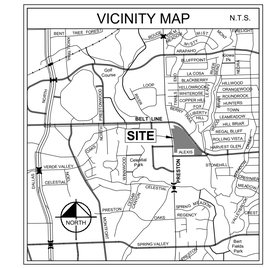


GRAPHIC SCALE IN FEET
0 40 80 160

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

PEPPER SQUARE SHOPPING CENTER ADDITION

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

No.	REVISIONS	DATE

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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
04/12/2024
PROJECT NO.
063928006
EXHIBIT
C-201

IMAGES
IMAGES
dcdrdp-plot-rotated-to-sketch_w-linetitle - JAMIE : 2022-0921 Pepper Square Trust Document , xVmap , xTitle-CON , x-survey GIS , x-survey_MF , x-floodplain , x-aerial , x-site_MF , x-site_MF_2
LAST SAVED
4/11/2024 4:37 PM
PLOTTED BY
AMANDA LEWIS
DWG DATE
4/11/2024 4:37 PM
DWG NAME
K:\DAL_Civil\063928006-Pepper Square\CAD\Exhibits_Concept
This document, together with the concepts and designs presented herein, as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.