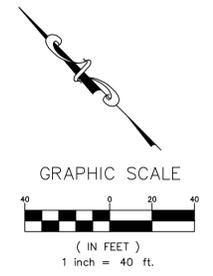


Project Data Table	
Total Site Area	210,563 SF (4.834 Acres)
PD 305 Site Area	151,827 SF (3.485 Acres)
Use	Restaurant
Front Yard Setback	5'
Side/Rear Yard Setback	0
Max Building Area	
Provided Building Area 'A'	6,020 SF
Provided Building 'A' Patio Area	1,342 SF
Provided Building Area 'B'	2,137 SF
Provided Building 'B' Patio Area	743 SF
Max Height	270'
Max Lot Coverage	80%
Provided Lot Coverage	7%
Max FAR	4:1
Provided FAR	0.11:1
Zoning	PD 305

Parking Data Table	
Zoning	PD 305
Parking Ratio	1:250
Building 'A' SF	6,020 SF
Building 'A' Required Parking	30 Spaces
Building 'A' Patio SF	1,342 SF
Building 'B' SF	2,137 SF
Building 'B' Required Parking	12 Spaces
Building 'B' Patio SF	743 SF
Building 'B' Required Parking	12 Spaces
Required Parking Total	42 Spaces
Provided Parking	96 Spaces
ADA Parking Required	4 Spaces
ADA Parking Provided	3 Spaces + 1 Van Spaces (4 Spaces total)



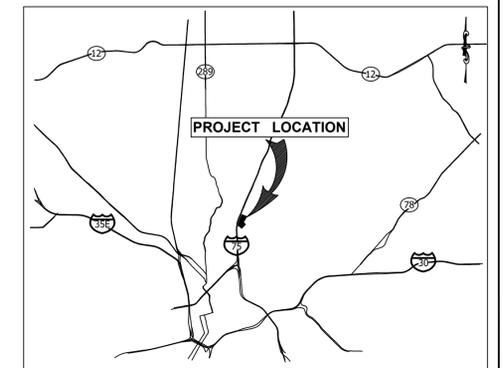
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DEVELOPMENT PLAN
 LEGEND

- EXISTING FIRE LANE PER DP21-261
- PD DELINEATION LINE
- PARKING COUNT
- LIMITS OF LOT 2F WITHIN PD 305



VICINITY MAP
 (NOT TO SCALE)
 MAPSCO #35-Y (DALLAS)

D223-012(TB)
DEVELOPMENT PLAN
PD NO. 305

THE CENTRAL
 LOT 2F, BLOCK 18/2006
 4.83 ACRES
 JOHN GRIGSBY SURVEY ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DATE
 4/25/24

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