

**SYNOPSIS**

PROPOSED ZONING: PDD BASED ON ARTICLE XIII WALKABLE MIXED USE WMU-5 DISTRICT  
 PROPOSED USE: MIXED USE  
 DEVELOPMENT STYLE: APARTMENT WITH CIVIC SPACE AND FOR LEASE "TOWNHOUSE STYLE" MULTI-FAMILY UNITS

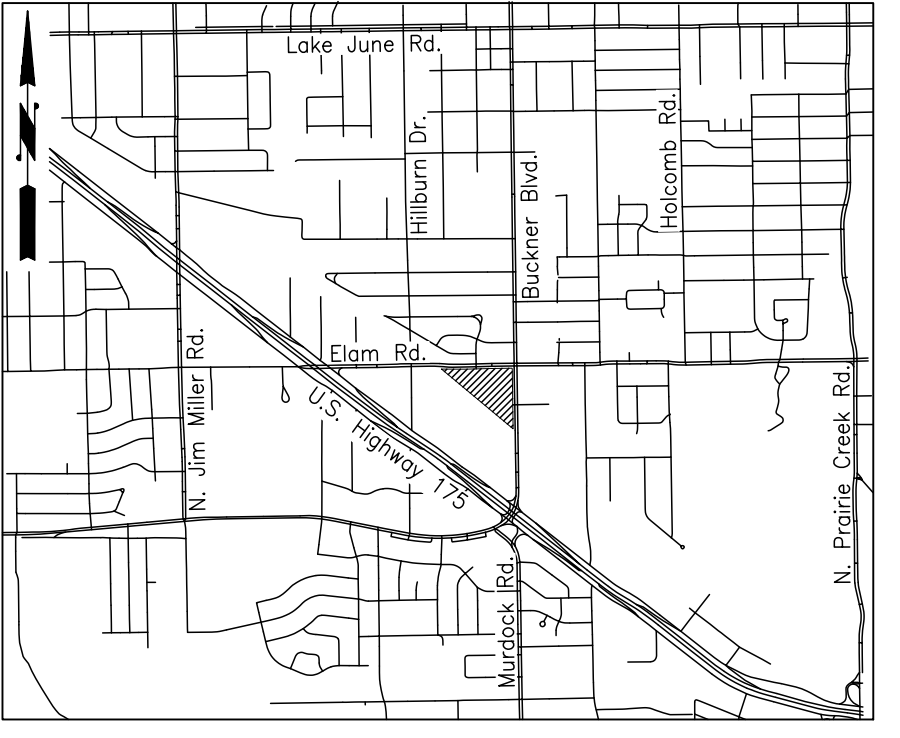
SITE AREA: 12.175 ACRES  
 BUILDING HEIGHT MAXIMUM: 4 STORIES - 62'  
 COMMUNITY ROOM/RETAIL FLOOR AREA: 1,600 SF  
 TOTAL NON-RESIDENTIAL FLOOR AREA: 1,600 SF  
 MAXIMUM RESIDENTIAL UNITS: 304 UNITS  
 RESIDENTIAL FLOOR AREA: 400,000 SF  
 MAXIMUM LOT COVERAGE: 50%

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°23'00" E	84.74'
L2	N 87°23'32" E	2.22'
L3	S 45°42'34" E	8.35'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°02'54"	5482.44'	195.99'	N 88°24'58" E	195.98'
C2	1°53'54"	5799.80'	192.16'	N 88°20'31" E	192.15'



VICINITY MAP  
NTS

**CITY BENCHMARK:**  
 58-Q-5 = City of Dallas Benchmark being a square with an "X" in center cut on 3.5'x3.5' storm sewer inlet at the Northeast corner of Gardenview Drive and Dell Garden Avenue.  
 Elev. = 481.87

**SITE BENCHMARKS:**  
 BM-1 = D.A.R.T. control point being a 3" brass disk in concrete, 135± south down the iron fence line on the east line of the D.A.R.T. rail.  
 Elev. 455.71  
 BM-2 = "X" in top of concrete curb on the north side of the south entrance into the D.A.R.T. parking lot on the west side Buckner Boulevard and being southeast corner of a 5 space parking area.  
 Elev. = 458.20

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1 04/15/2024	1
2 06/12/2024	2
3 06/26/2024	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
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Drawn By: C.E.C.I.      Checked By: C.E.C.I.      Scale: 1"=50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/26/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**ENHANCED CONCEPTUAL PLAN**  
**PALLADIUM AT BUCKNER STATION**  
 PALLADIUM USA INTERNATIONAL, INC.  
 CITY OF DALLAS, TEXAS

Sheet No. **CP**  
 Project No. 23089

**LEGEND**

- BUILDING AREA/TRANSIT & PARKING AREA
- ← APPROXIMATE INGRESS/EGRESS
- APPROXIMATE PEDESTRIAN ACCESS CORRIDOR

