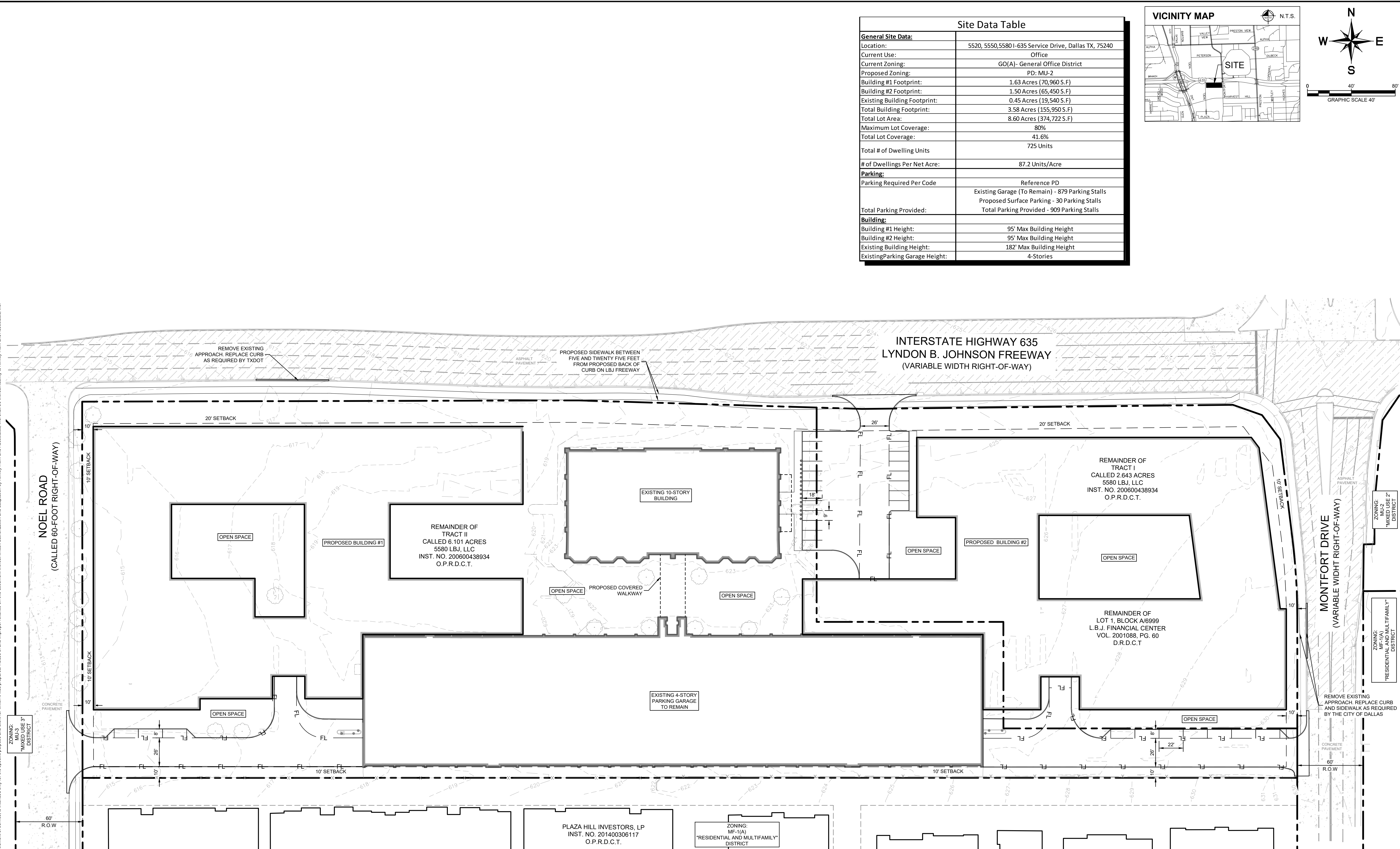
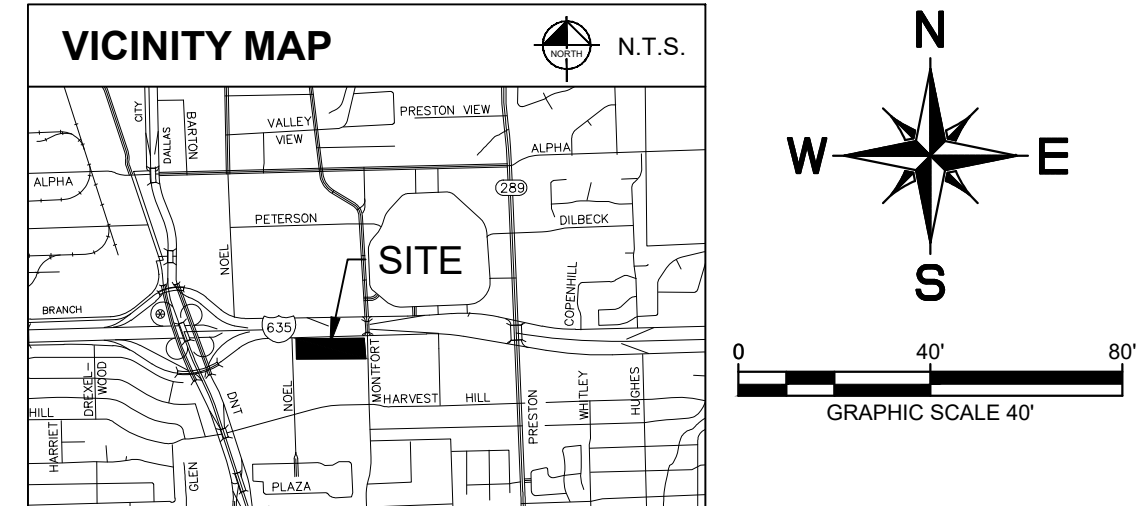


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 DWG PLOT
 KIMLEY-HORN AND ASSOCIATES, INC.
 2800 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TX 75080
 PHONE: 214-617-0535
 WWW.KIMLEY-HORN.COM TX F-928

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Site Data Table	
General Site Data:	
Location:	5520, 5550, 5580 I-635 Service Drive, Dallas TX, 75240
Current Use:	Office
Current Zoning:	GO(A)- General Office District
Proposed Zoning:	PD-MU-2
Building #1 Footprint:	1.63 Acres (70,960 S.F.)
Building #2 Footprint:	1.50 Acres (65,450 S.F.)
Existing Building Footprint:	0.45 Acres (19,540 S.F.)
Total Building Footprint:	3.58 Acres (155,950 S.F.)
Total Lot Area:	8.60 Acres (374,722 S.F.)
Maximum Lot Coverage:	80%
Total Lot Coverage:	41.6%
Total # of Dwelling Units:	725 Units
# of Dwellings Per Net Acre:	87.2 Units/Acre
Parking:	
Parking Required Per Code:	Reference PD
Total Parking Provided:	Existing Garage (To Remain) - 879 Parking Stalls Proposed Surface Parking - 30 Parking Stalls Total Parking Provided - 909 Parking Stalls
Building:	
Building #1 Height:	95' Max Building Height
Building #2 Height:	95' Max Building Height
Existing Building Height:	182' Max Building Height
Existing Parking Garage Height:	4-Stories



No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT	084613700
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	CBJ
DRAWN BY	AJM
CHECKED BY	JCK

SWC OF MONTFORT AND 635 LBJ
 DALLAS, TEXAS

DEVELOPMENT PLAN

SHEET NUMBER
DP-01