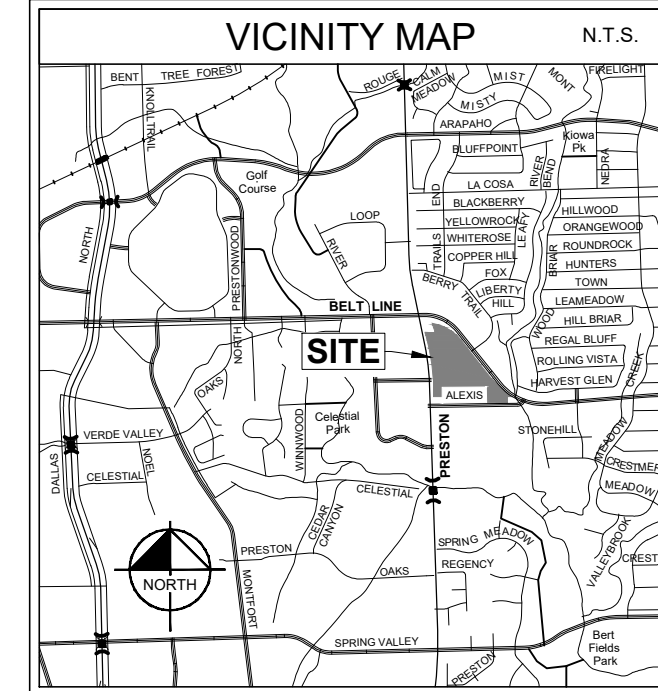
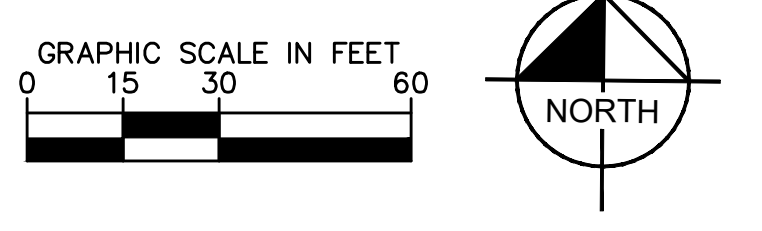
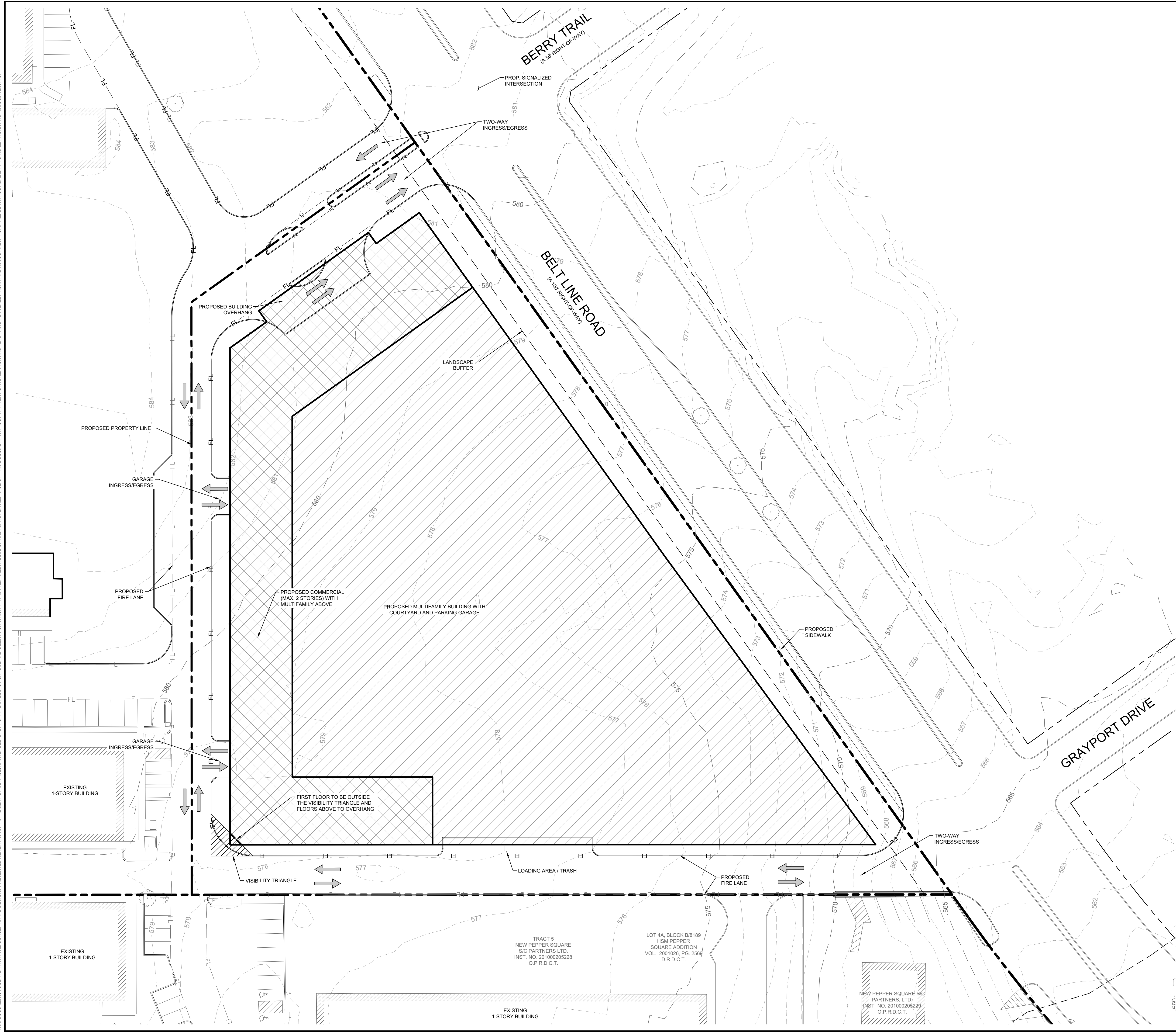


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LEGEND

- PROPOSED PROPERTY LINE / LIMITS OF DEVELOPMENT PLAN
- EXISTING CONTOURS
- PROPOSED MULTIFAMILY BUILDING
- PROPOSED COMMERCIAL WITH MULTIFAMILY

SITE DATA SUMMARY TABLE

LOCATION	PRESTON ROAD AT BELT LINE ROAD, DALLAS, TX
EXISTING ZONING	CR - COMMUNITY RETAIL
OVERALL SITE AREA (GROSS)	3.63 AC. (158,256 SQ. FT.)
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
CURRENT USE	RETAIL
PROPOSED USE	MULTIFAMILY + RETAIL
MAX BUILDING HEIGHT	75'
PROPOSED USE : MULTIFAMILY	
NUMBER OF UNITS (PHASE 1)	300 UNITS
NUMBER OF UNITS (OVERALL) PERMITTED TO DATE	300 UNITS
BUILDING COVERAGE	113,196 SQ. FT.

PARKING RATIOS
 SEE PD FOR PARKING REQUIREMENTS
 PROVIDED PARKING TO MEET THE REQUIREMENTS

DEVELOPMENT PLAN
 FOR
PEPPER SQUARE SHOPPING CENTER
ADDITION DALLAS, TEXAS
 DATE ISSUED: JUNE 12, 2024
 Z212-358

NO.	REVISIONS	DATE	BY

13445 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972.770.9000 FAX: 972.696.8850
 TEXAS REGISTERED ENGINEERS FROM F-928

PROJECT NO.	063928006
DATE:	JUNE 2024
SCALE:	AS SHOWN
DESIGNED BY:	CRB
DRAWN BY:	AL
CHECKED BY:	SES

PEPPER SQUARE
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN
 SHEET NUMBER
DEV