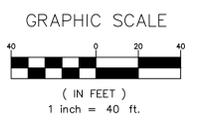


MATCHLINE A-A

Project Data Table	
Total Site Area	210,563 SF (4.834 Acres)
PD 889 Site Area	58,736 SF (1.348 Acres)
Use	Restaurant (Parking Ratio = 1:100)
Front Yard Setback	5'
Side/Rear Yard Setback	0
Max Building Area	
Provided Building Area 'C'	3,604 SF
Provided Building 'C' Patio Area	1,438 SF
Provided Building Area 'D'	2,660 SF
Provided Building 'D' Patio Area	1,151 SF
Max Height	270'
Max Lot Coverage	80%
Provided Lot Coverage	15%
Max FAR	4:1***
Provided FAR	0.15:1
Zoning	PD 889



Parking Data Table	
Zoning	PD 889
Parking Ratio	1:100
Building 'C' SF	3,604 SF
Building 'C' Patio SF	1,438 SF
Building 'C' Required Parking	51 Spaces
Building 'D' SF	2,660 SF
Building 'D' Patio SF	1,151 SF
Building 'D' Required Parking	39 Spaces
Required Parking Total	90 Spaces
Provided Parking	146 Spaces
ADA Parking Required	4 Spaces
ADA Parking Provided	3 Spaces + 1 Van Spaces (4 Spaces total)
Bicycle Parking Provided	4 Spaces
Bicycle Parking Required	4 Spaces

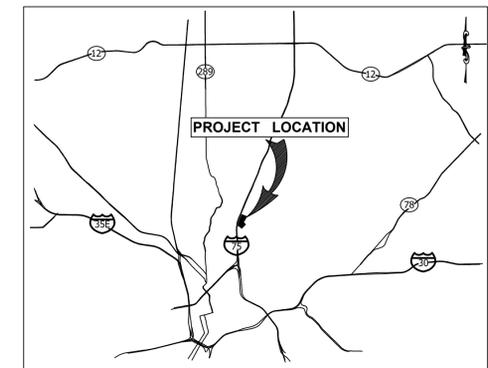
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 DAVIDM@URBANSTRATEGY.US

**DEVELOPMENT PLAN LEGEND**

- EXISTING FIRE LANE PER DP21-261
- PD DELINEATION LINE
- PARKING COUNT
- LIMITS OF LOT 2F WITHIN PD 889

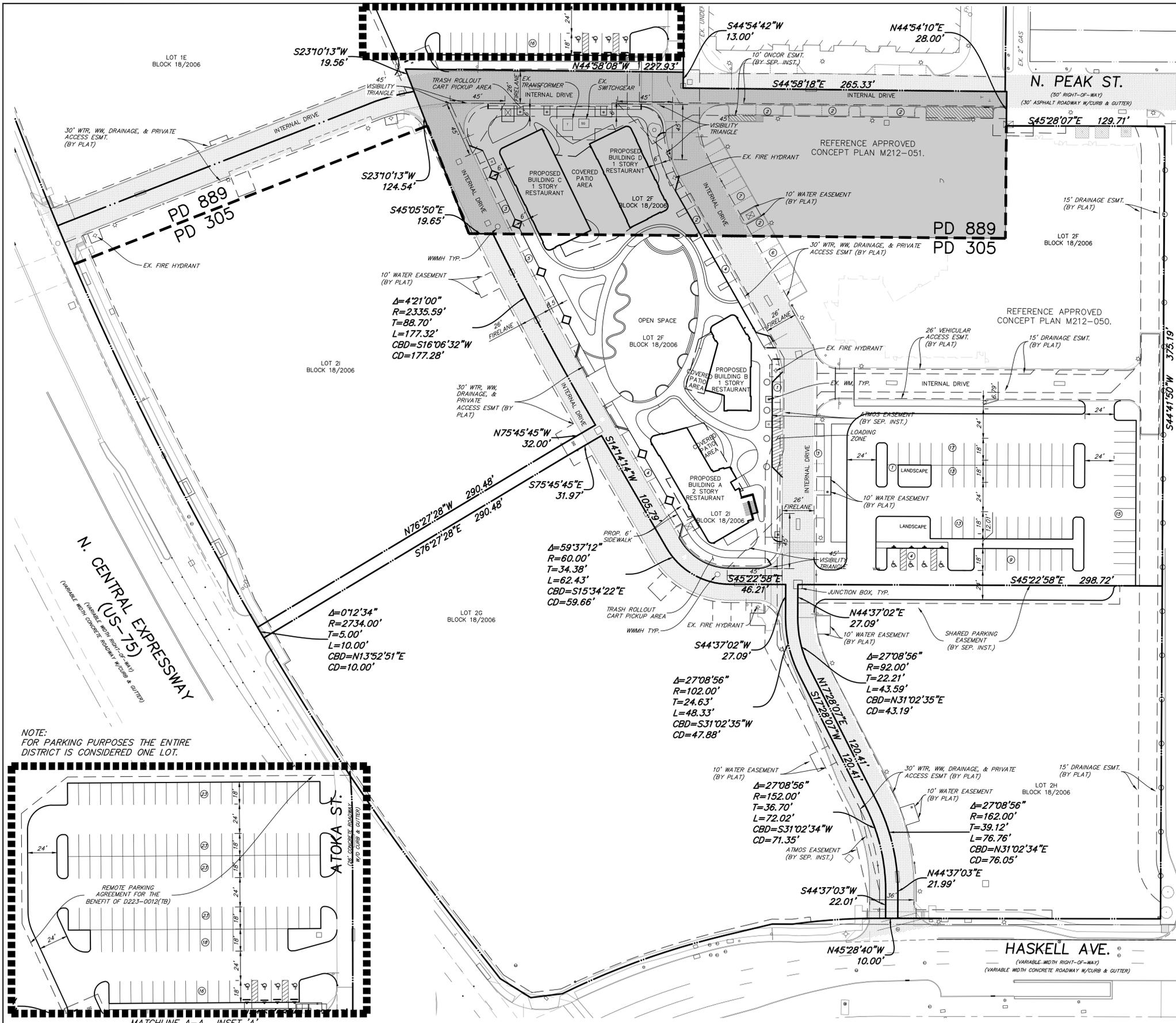


**VICINITY MAP**  
 (NOT TO SCALE)  
 MAPSCO #35-Y (DALLAS)

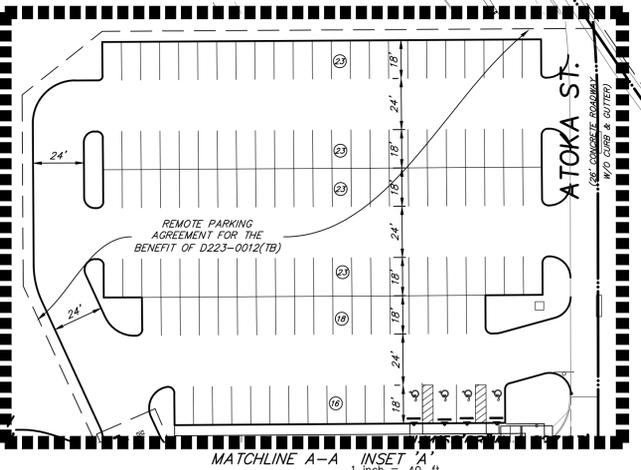
D223-011(TB)  
**DEVELOPMENT PLAN**  
**PD NO. 889**

**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



NOTE:  
 FOR PARKING PURPOSES THE ENTIRE DISTRICT IS CONSIDERED ONE LOT.



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