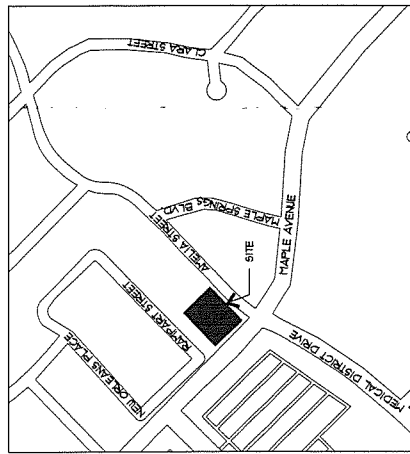


31095

190116



SITE AREA: .5197 AC.
22,613.13 SQ. FT.

USES:
LIMITED GR SUBDISTRICT USES (refer to ordinance)

FLOOR AREA: PER GR DISTRICT STANDARDS
RESTAURANT: MAX. 4,000 SQ. FT.
RETAIL: MAX. 8,000 SQ. FT.
BAR, LOUNGE, OR TAVERN: MAX. 11,800 SQ. FT.

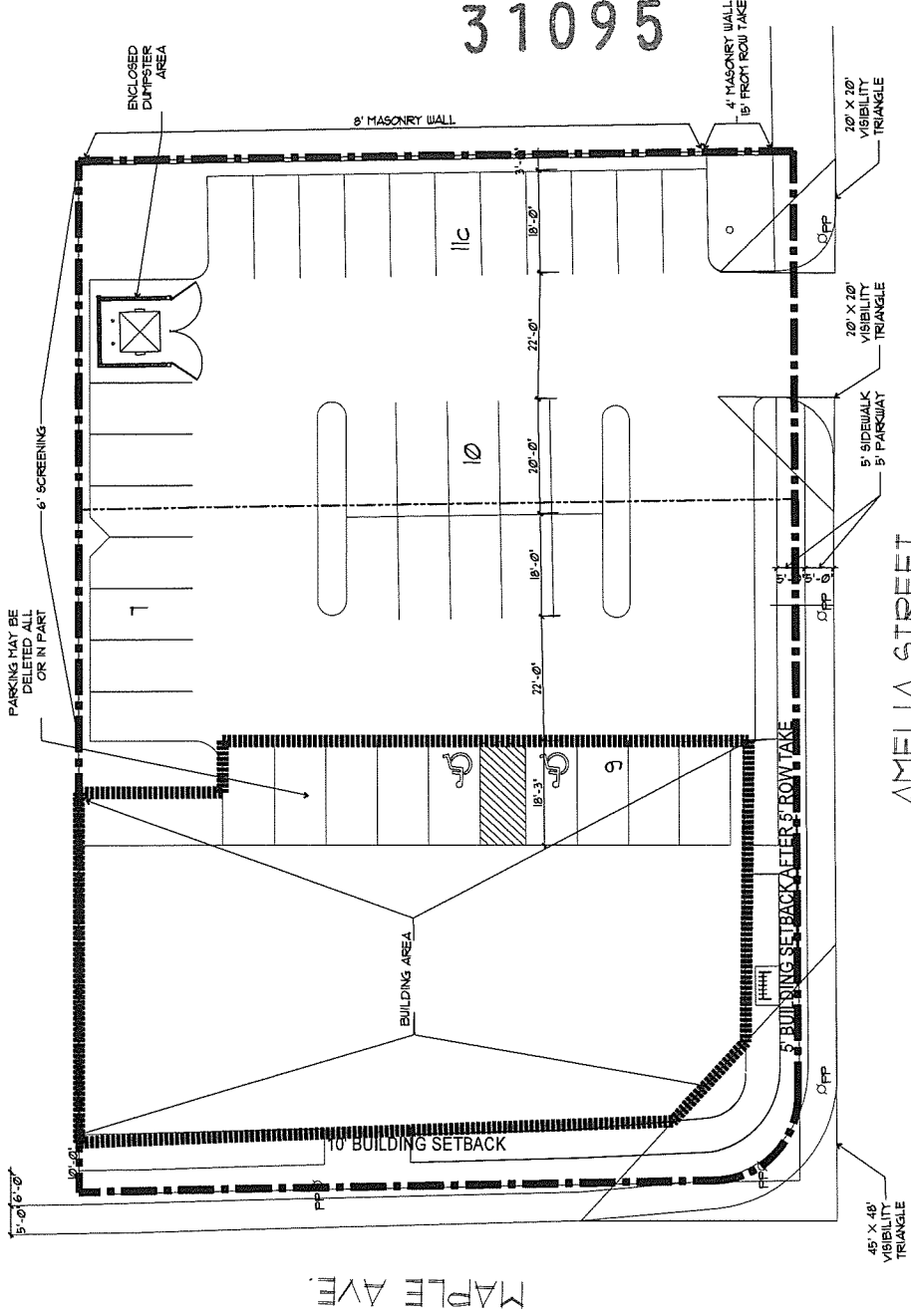
COVERAGE: 32%
PARKING: PER GR DISTRICT STANDARDS
RESTAURANT: 1/110 SQ. FT.
RETAIL: 1/220 SQ. FT.

YARDS:
FRONT: 10 FT. ALONG MAPLE AVE
5 FT. ALONG AMELIA ST. AFTER 5 FT. ROW DEDICATION
SIDE AND REAR: NONE

HEIGHT: 36 FT.

FLOOR AREA RATIO: MAX. 2:1

LANDSCAPE: PER LANDSCAPE PLAN



SCALE: 1" = 10'-0"

EXHIBIT S-
PD 193, PDS NO. _____
REVISED: 10/05/2018



DEVELOPMENT PLAN

DALLAS, TEXAS

Z178-282

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

A1

JOB NO. _____ DATE: 10/05/2018
SCALE AS NOTED

Exhibit S-145A

Planned Development
District No. 193

Planned Development
District No. 145

Approved
City Plan Commission
October 18, 2018



DALLAS, TX 972.365.5851
www.gsoarchitects.com
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