



**SITE DATA SUMMARY TABLE**  
ZONING: PD 201

**SITE AREA:**  
26,391 SF  
0.6058 ACRES

**LOT COVERAGE:** 75%  
**MAXIMUM BUILDING HEIGHT:** 90'  
**MAX FAR:** 5.0

**BUILDING SETBACKS:**  
Front Yard: 5'  
Side Yard: 0'  
Back Yard: 0'

**LEGEND**

— PROPOSED BUILDING

--- SETBACK LINE

--- PROPERTY LINE

**OWNER:**  
VISION HOSPITALITY GROUP  
411 BROAD ST | SUITE 401  
CHATTANOOGA, TN 37402  
BRIAN HENNESSY  
703-598-7740

**RLG CONSULTING ENGINEERS**  
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243  
5601 BRIDGE STREET #420 FORT WORTH, TX 76112  
WWW.RLGINC.COM TBPE FIRM REG. F-493

**DEVELOPMENT PLAN**  
**HAMPTON INN - UPTOWN**  
**3521 OAK GROVE AVENUE**  
LOT 2, BLOCK 10A/637  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

REVIEW	DRAWN	DATE	CASE	NUMBER	SHEET
RLG	RLG	07/29/2025	Z245-	xxx	1 OF 1

**BENCHMARKS:**  
45-B-4: CITY OF DALLAS SQUARE CURB FOUND ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET ON THE SOUTH SIDE OF CARLISLE STREET ON THE WEST OF BOWEN STREET, NOT SHOWN. ELEV: 453.15'  
BM#1: SQUARE CURB SET ON THE BACK OF CURB NORTHWEST OF OAK GROVE ROAD ON THE WEST PORTION OF THE SITE, AS SHOWN. ELEV: 493.64'  
BM#2: SQUARE CURB SET ON AN INLET AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF OAK GROVE ROAD AND THE SOUTHWEST RIGHT-OF-WAY LINE OF LEMMON AVENUE, AS SHOWN. ELEV: 494.15'