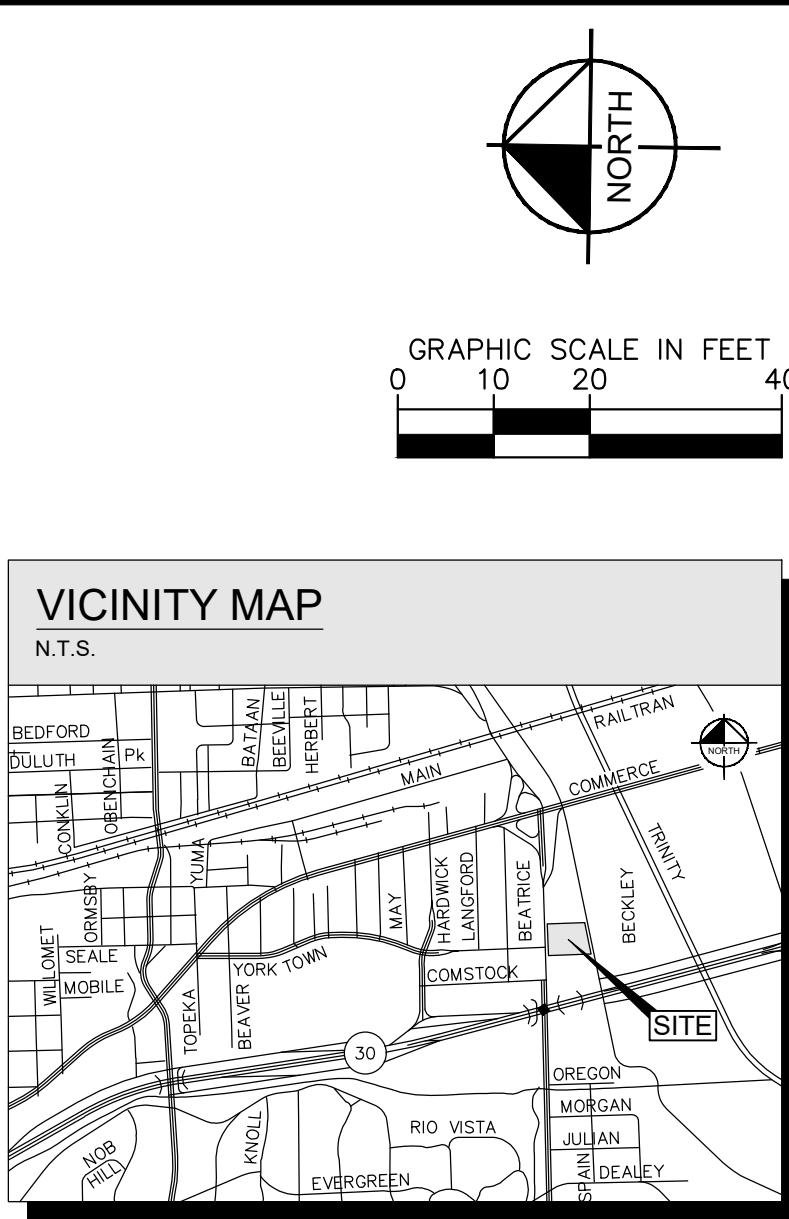
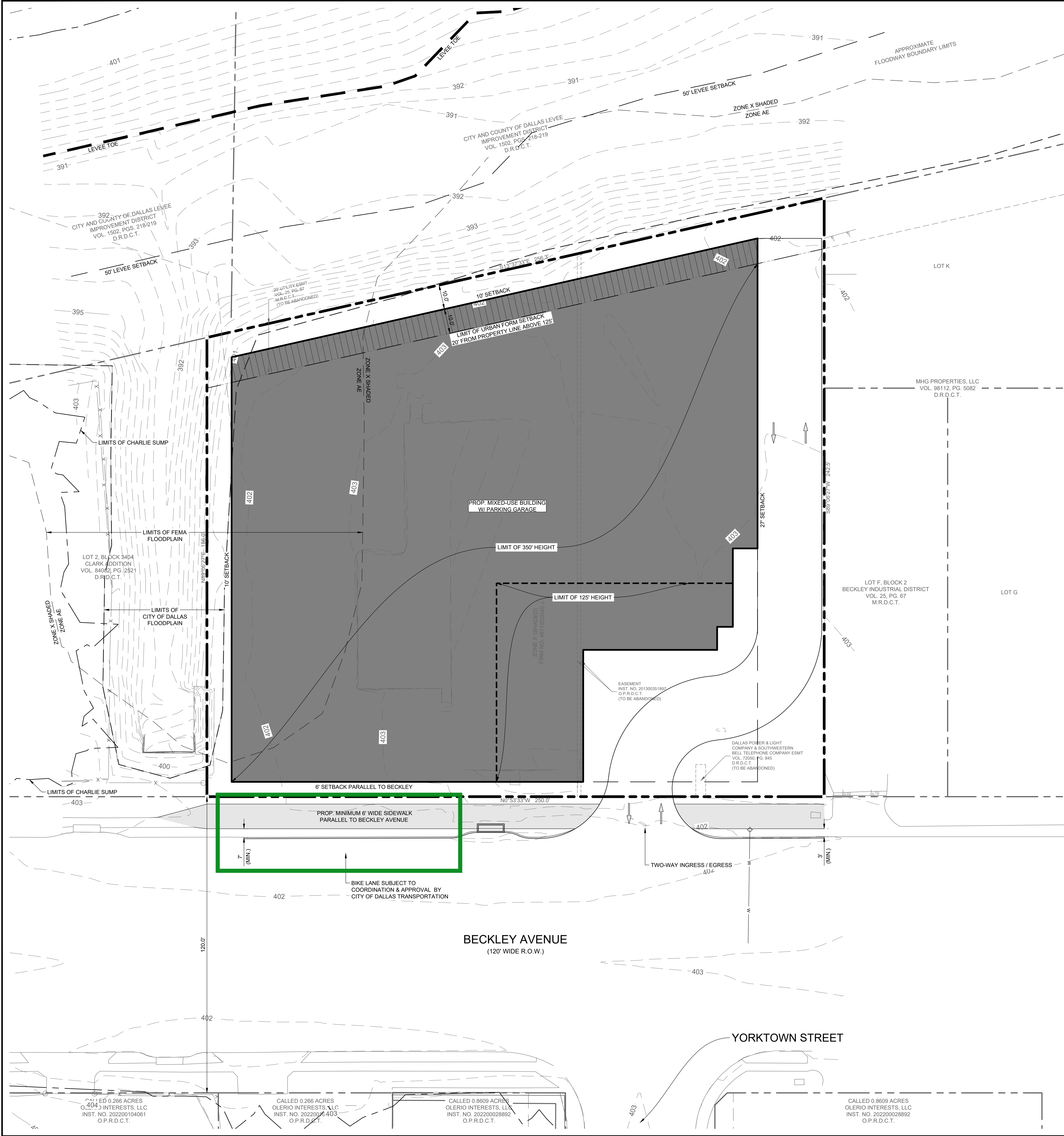


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DATE: 9/20/2024  
DRAWN BY: JMM  
CHECKED BY: JMM  
PROJECT NO: 084824500  
DATE: SEP. 2024  
SCALE: AS SHOWN  
DESIGNED BY: JMM  
DRAWN BY: JMM  
CHECKED BY: JMM



LEGEND	
	PROPOSED PROPERTY LINE / LIMITS OF DEVELOPMENT PLAN
	EXISTING ELEVATION CONTOUR
	TRINITY RIVER LEVEE TOE
	PROPOSED BUILDING FOOTPRINT AT GROUND LEVEL
	LIMIT OF URBAN FORM SETBACK ABOVE 125' HEIGHT
	PROPOSED SIDEWALK

- NOTES**
- CURB CUT LOCATIONS ARE APPROXIMATE, AND ARE SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS.
  - SETBACKS SHOWN ARE MEASURED FROM THE EXISTING PROPERTY LINE.
  - PER THE PD, BALCONIES, RAMPS, STOOPS, AND STEPS MAY ENCROACH 5-FEET INTO THE FRONT YARD SETBACK.
  - REFERENCE PD ORDINANCE FOR DESIGN STANDARD REQUIREMENTS.

SITE DATA	
SITE AREA (SQ. FT.)	53,562
SITE AREA (ACRES)	1.23
LOT COVERAGE (%)	71%
BUILDING HEIGHT (FEET)	MAXIMUM 350'
BUILDING HEIGHT (STORIES)	MAXIMUM 29 STORIES
MULTIFAMILY UNITS COUNT	MAXIMUM 362 UNITS
MAXIMUM NON-RESIDENTIAL F.A.R.	1.00

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

**DEVELOPMENT PLAN  
FOR 2222 NORTH BECKLEY  
DALLAS, TEXAS**

DATE ISSUED:  
**2234-219**

2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE 469-718-8849  
TEXAS REGISTERED ENGINEERING FIRM F-928

2222 NORTH BECKLEY

DALLAS, TEXAS

DEVELOPMENT PLAN

DEV

PROJECT NO.	084824500
DATE	SEP. 2024
SCALE	AS SHOWN
DESIGNED BY	JMM
DRAWN BY	JMM
CHECKED BY	JMM
NO.	
REVISIONS	
DATE	
BY	