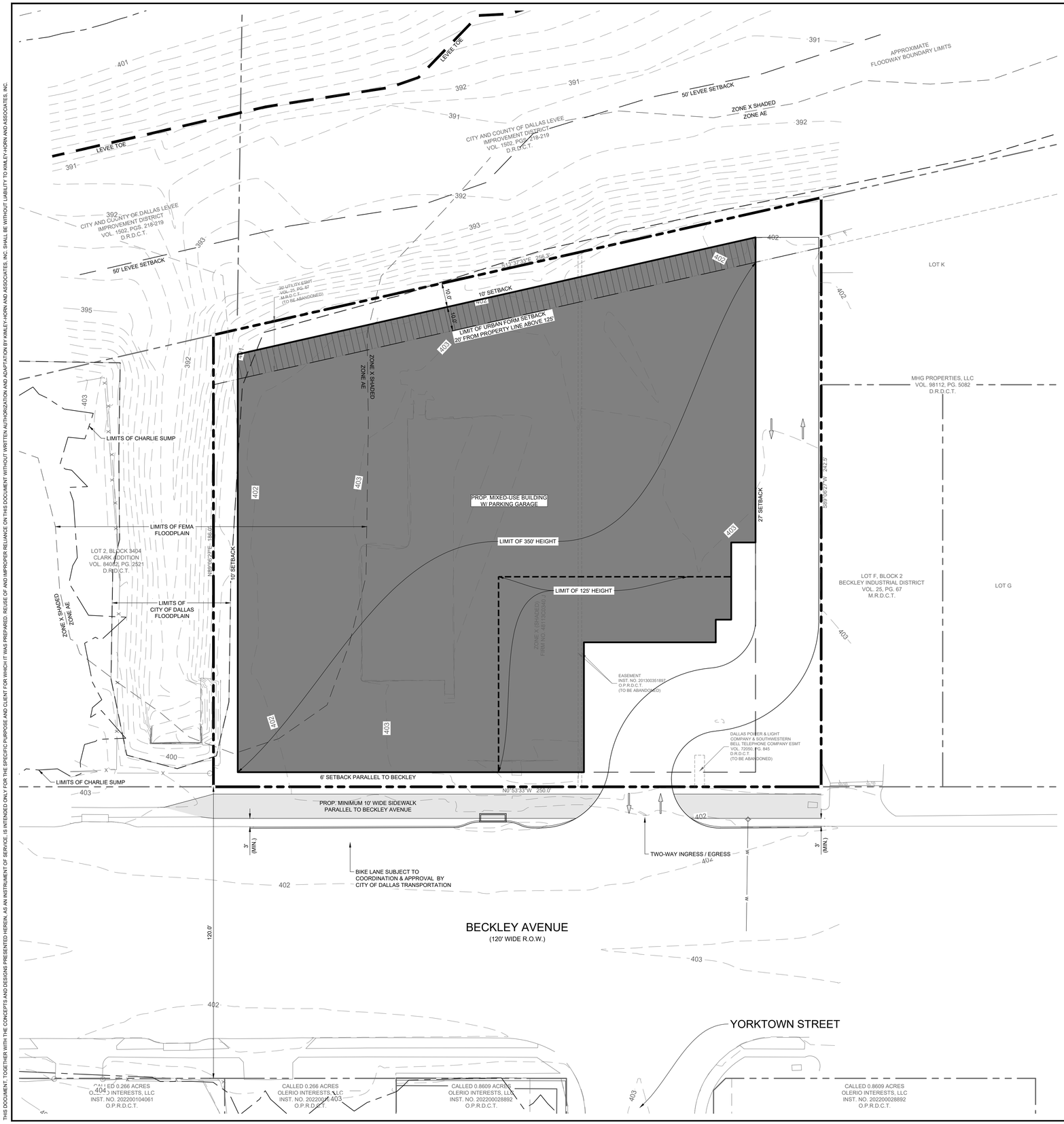
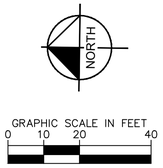
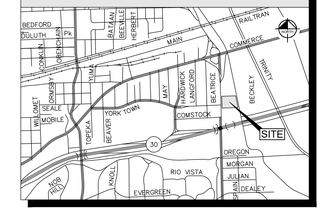




VICINITY MAP

N.T.S.



LEGEND

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

NOTES

1. CURB CUT LOCATIONS ARE APPROXIMATE, AND ARE SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS.
2. SETBACKS SHOWN ARE MEASURED FROM THE EXISTING PROPERTY LINE.
3. PER THE PD, BALCONIES, RAMPS, STOOPS, AND STEPS MAY ENCROACH 5-FEET INTO THE FRONT YARD SETBACK.
4. 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:

Z234-219

No.	REVISIONS	DATE	BY

Kimley»Horn
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8949
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No. 064024500	
DATE:	SEP 2024
SCALE:	AS SHOWN
DESIGNED BY:	JMM
DRAWN BY:	WHD
CHECKED BY:	JMM

2222 NORTH BECKLEY
DALLAS, TEXAS

DEVELOPMENT PLAN

SHEET NUMBER
DEV

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IMAGES
XREFS XREF r-24x36 - XREF r-survey - XREF r-site - XREF r-topo - XREF r-bfp - XREF 2024016 - r-survey
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