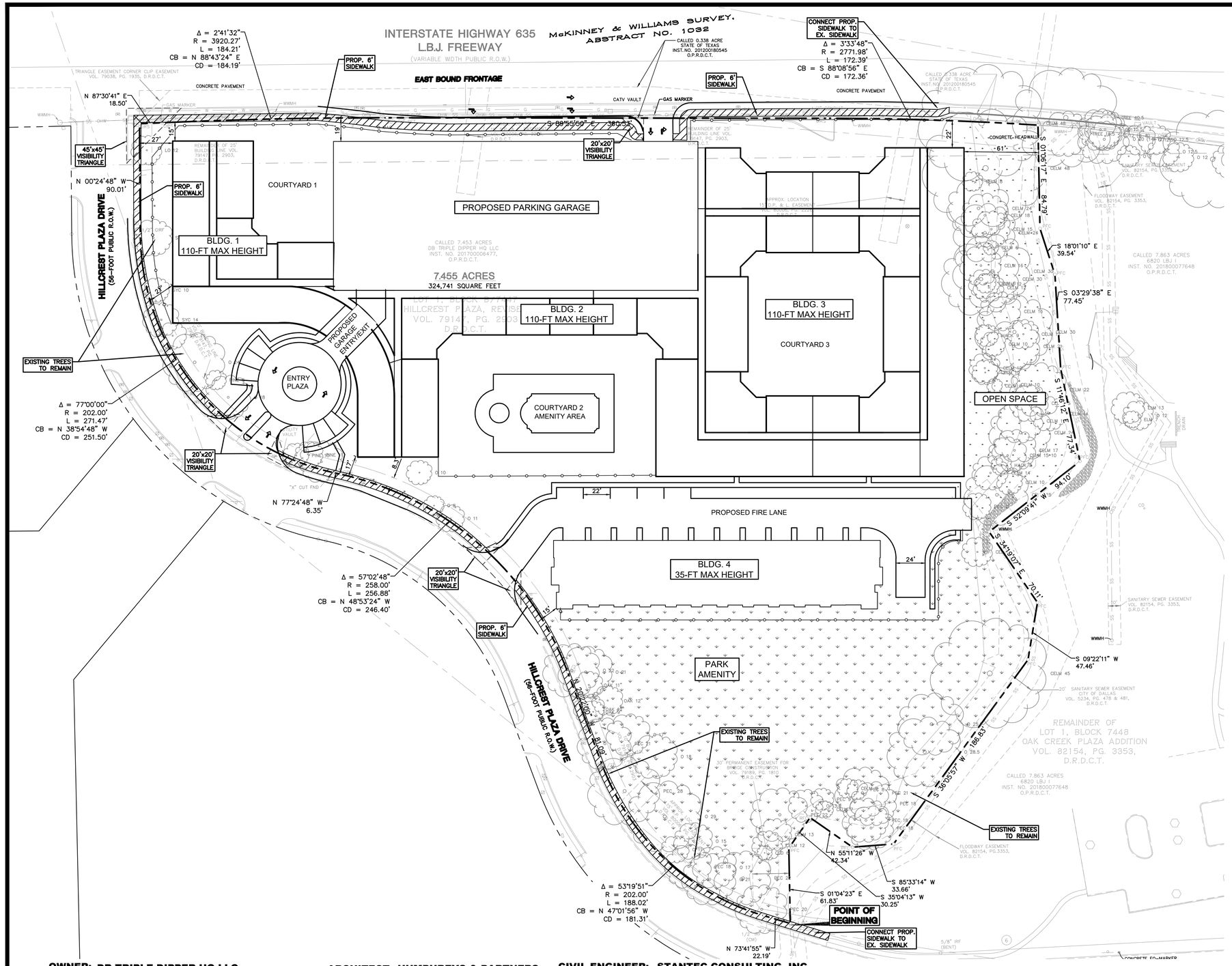

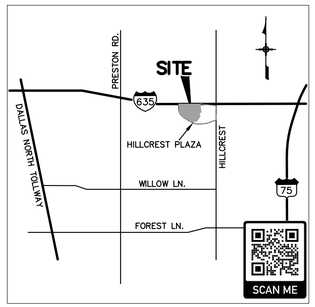

VICINITY MAP
NOT TO SCALE
MAPSCO 15V

N

40 0 20 40 80
1" = 40'

EXISTING LEGEND & ABBREVIATIONS

FIRE HYDRANT	FH
WATER VALVE	WV
WATER METER	WM
FIRE DEPARTMENT CONNECTION	FDC
IRRIGATION CONTROL VALVE	ICV
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
GAS METER	GM
POWER POLE	PP
LIGHT POLE	LP
TRAFFIC CONTROL BOX	TCB
TRAFFIC SIGN	TS
CURB INLET	CI
BARRIER FREE RAMP	BFR
WATER LINE	W
SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
STORM SEWER MANHOLE	STMMH
6' FENCE	

SITE DATA SUMMARY

BLOCK B/7447, LOT 1	
PROPOSED USE:	MF-2(A)
LOT AREA:	7.455 AC (324,739.80 SF)
TOTAL BUILDING/GARAGE FOOTPRINT:	131,500 SQ. FT.
TOTAL GROSS AREA W/ GARAGE:	787,000 SQ. FT.
OPEN SPACE/PARK AREA PROVIDED:	120,000 SQ. FT.
TOTAL IMPERVIOUS AREA:	162,000 SQ. FT.

DEVELOPMENT PLAN NOTES

1. BUILDING SETBACKS WILL CONFORM TO MF-2 ZONING REGULATIONS.
2. REQUIRED LANDSCAPING AREAS WILL COMPLY WITH CITY OF DALLAS ARTICLE X.
3. ALLOWED IMPERVIOUS COVER WILL CONFORM TO MF-2 ZONING REGULATIONS.
4. DETENTION WILL BE PROVIDED AS REQUIRED TO COMPLY WITH CITY OF DALLAS DRAINAGE DESIGN MANUAL.

DEVELOPMENT PLAN
ZC #Z201-291(OA)
6700 LBJ FREEWAY, DALLAS, TEXAS

LOT 1, BLOCK B/7447
7.455 ACRES SITUATED IN THE
THOMAS DYKE SURVEY, ABS NO. 405 AND
THE MCKINNEY & WILLIAMS SURVEY, ABS NO. 1032
CITY OF DALLAS
DALLAS COUNTY, TEXAS
OCTOBER 2021

STANTEC PROJECT# 222012217

OWNER: DB TRIPLE DIPPER HQ LLC
DEVELOPER: RD HILLCREST
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PH: (281) 301-8523
CONTACT: JOHN FAULK
EMAIL: JFAULK@RELATEDGROUP.COM

ARCHITECT HUMPHREYS & PARTNERS
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DALLAS, TEXAS 75240
PH: (972) 701-9636
CONTACT: GRACE LIAO JONES, AIA
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