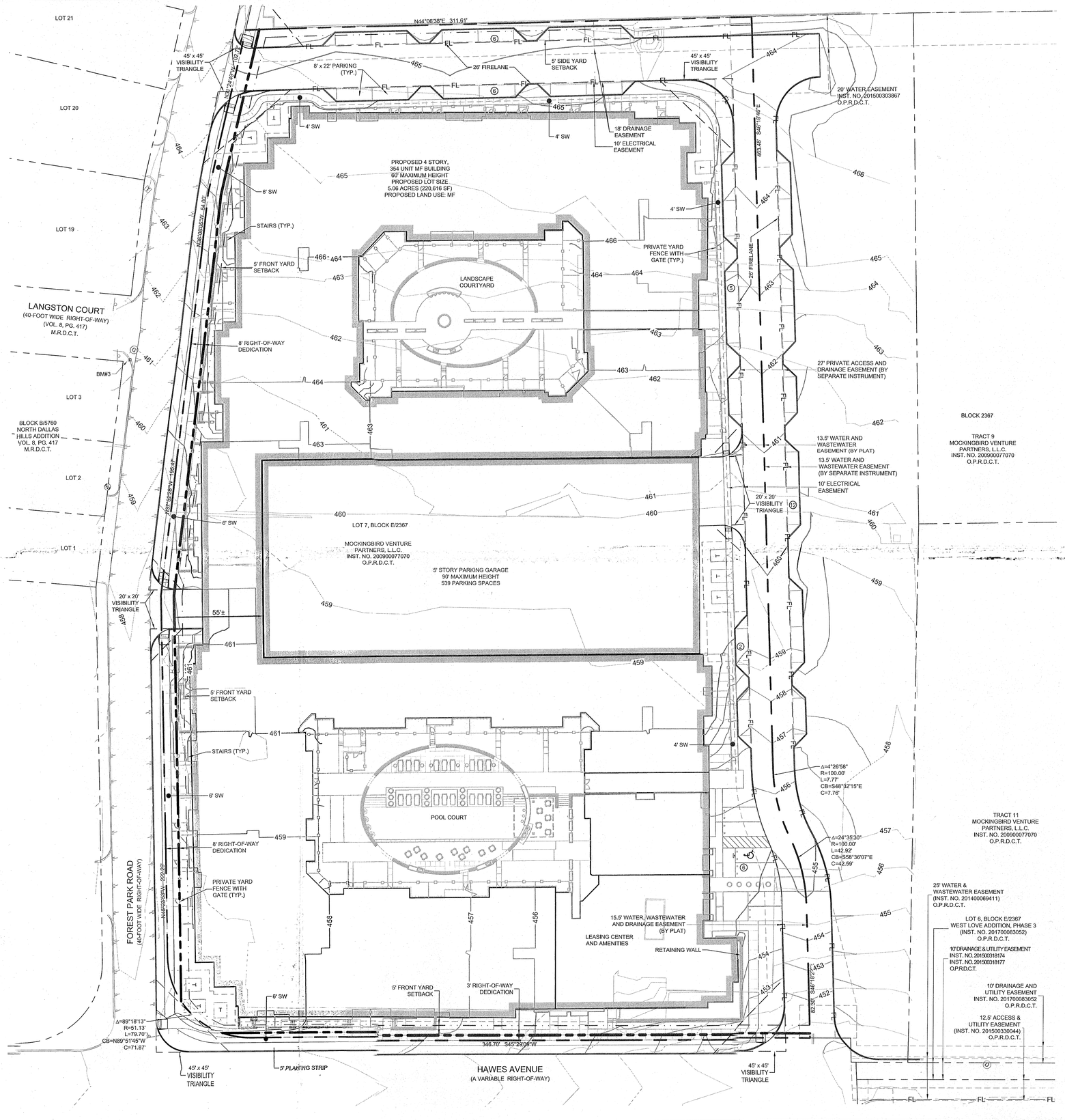
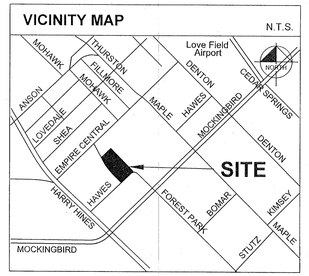


LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	



MAPSCO 34N

PARKING DATA

PARKING REQUIRED	SQUARE FEET OF UNIT DWELLING	NUMBER OF PARKING SPACES
1 SPACE PER 500 S.F. OF DWELLING UNIT FLOOR AREA	299,993 S.F.	539 SP.
TOTAL PARKING REQUIRED		546 SP.
PARKING PROVIDED		
ON-SITE GARAGE PARKING		539 SP.
ADDITIONAL ON-SITE SURFACE PARKING		23 SP.
TOTAL PARKING PROVIDED		562 SP.

SITE DATA

SITE TOTAL	(220,616 S.F.) 5.06 AC.
TOTAL BUILDING FOOTPRINT AREA	±169,000 S.F.
LOT COVERAGE RATIO (MAX. 80%)	169,000 S.F. / 220,616 S.F. = 76.6%

UNIT DATA

TOTAL NUMBER OF UNITS	354 UNITS
UNIT DENSITY (XXX / 4.99 AC)	69.90 UNITS PER ACRE

BUILDING DATA

NUMBER OF APARTMENT STORIES	4 STORIES
NUMBER OF GARAGE STORIES	5 STORIES
HEIGHT OF APARTMENTS	MAX 60'
HEIGHT OF GARAGE	MAX 90'

PORTION OF SUBDISTRICT 2A
(TRACT 2 AND 10, BLOCK 2367)

PLANNED DEVELOPMENT DISTRICT NO. 759
DEVELOPMENT PLAN
D178-003

DEVELOPMENT PLAN JEFFERSON WEST LOVE PHASE 2

LOT 7 BLOCK E/2367
WEST LOVE ADDITION
5.0646 ACRES

OWNER:
BALCONES REALTY PARTNERS
8117 PRESTON ROAD, SUITE 300
DALLAS, *TX* 75225
CONTACT: JORGE RAMIREZ

DEVELOPER
JPI REAL ESTATE ACQUISITION, LLC
600 E. LAS COLINAS BLVD.
SUITE 1800
IRVING, TX 75039
CONTACT: MILLER SLYVAN

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972-770-1300
FAX NO. 972-239-3820
CONTACT: JOSEPH A. FRACCARO, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

THE DEVELOPMENT PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064446447	DESIGNED BY JAF
DATE JANUARY 2018	DRAWN BY MTH
SCALE AS SHOWN	CHECKED BY MAL

JEFFERSON WEST LOVE PHASE 2
D178-003
3117-9476
S123-213D
CITY OF DALLAS, TEXAS

DEVELOPMENT PLAN

SHEET NUMBER
1 OF 2

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOT STYLE
DWG NAME
I:\DFW\...\064446447 - XB\Rnx064446447 - XA\x-Bulk064446447 - xSAVE\x-064446447 - XHist\XLB - XUS - dPD064446447
MOHAMED.TAYLOR 180216 5:06 PM
HOMES_TAYLOR 180216 5:06 PM
C:\DEV PLAN.DWG [24X36]