

VICINITY MAP

OVERALL SITE DATA

SITE AREA:	163,745 SF
USE:	OFFICE
MAX FLOOR AREA SITE:	650,000 SF
MAX LOT COVERAGE	80 %
MAX HEIGHT	400'
EXISTING ZONING:	IR
PROPOSED ZONING:	PD

AT THE THE TIME OF BUILDING PERMIT/FULL BUILDING DESIGN THE FIRE LANE ENCIRCLING THE BUILDING WILL BE A MINIMUM OF 26' WIDE AND PROVIDE APPROPRIATE TURNING RADII IN ACCORDANCE WITH THE DALLAS FIRE CODE. NO PORTION OF THE STRUCTURE WILL EXTEND OVER THE FIRE LANE IN THE VERTICAL PLANE.

TRINITY GROVES

3016 Gulden Lane
Dallas TX, 75212

Gensler

Edit this information by opening the titleblock in the family editor, then use the type selector to set your office location

△ Date	Description
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12/22/2020 DEVELOPMENT PLAN

Seal / Signature

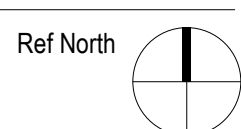
Z NUMBER _____

Project Name
TRINITY GROVES

Project Number
GATEWAY TOWER

Description
Development Plan

Scale
1" = 50'-0"



DEV. PLAN