



**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' INTO THE FRONT YARD SETBACK.
4. SEE PD ORDINANCE FOR DESIGN STANDARD REQUIREMENTS.
5. FUTURE TRANSIT PASSENGER SHELTER WITH TYPE A PAD ALONG EAST GRAND AVENUE. FINAL LOCATION TO BE DETERMINED AND SUBJECT TO DART APPROVAL.
6. MINIMUM REAR AND SIDE YARD SETBACKS OF 30' ONLY APPLIES TO THE BUILDING ABOVE 45' IN HEIGHT.

**LEGEND**

- PROPOSED PROPERTY LINE / LIMITS OF DEVELOPMENT PLAN
- EXISTING ELEVATION CONTOURS
- PROPOSED MIXED USE BUILDING
- PROPOSED COMMERCIAL
- PROPOSED PEDESTRIAN PLAZA
- PROPOSED TRAIL CONNECTION

**SITE DATA**

SITE AREA (SF)	166,275
SITE ACREAGE (AC)	3.8776
MAX LOT COVERAGE	60%
BUILDING HEIGHT (FT)	MAX 80 FT. (7 STORIES)
MULTI-FAMILY UNIT COUNT	MAX 305
MAX NON-RESIDENTIAL F.A.R.	20,000 SF
OPEN SPACE	22,500 SF

**PARKING RATIOS**

SEE PD FOR PARKING REQUIREMENTS

PROVIDED PARKING TO MEET THE REQUIREMENTS

**Kimley** » **Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972.770.9000 FAX: 972.695.8890  
TEXAS REGISTERED ENGINEERING FIRM # 928

PROJECT No. 064487005  
DATE: APRIL 2021  
SCALE: AS SHOWN  
DESIGNED BY: RNI  
DRAWN BY: RNI  
CHECKED BY: SES

**THE TRAILHEAD**  
7530 E GRAND AVE.  
DALLAS, TX 75214

**DEVELOPMENT PLAN**

SHEET NUMBER  
**DEV**

NO. DATE BY REVISIONS

**DEVELOPMENT PLAN**  
**FOR THE TRAILHEAD**  
**DALLAS, TEXAS**  
DATE ISSUED: APRIL 14, 2021