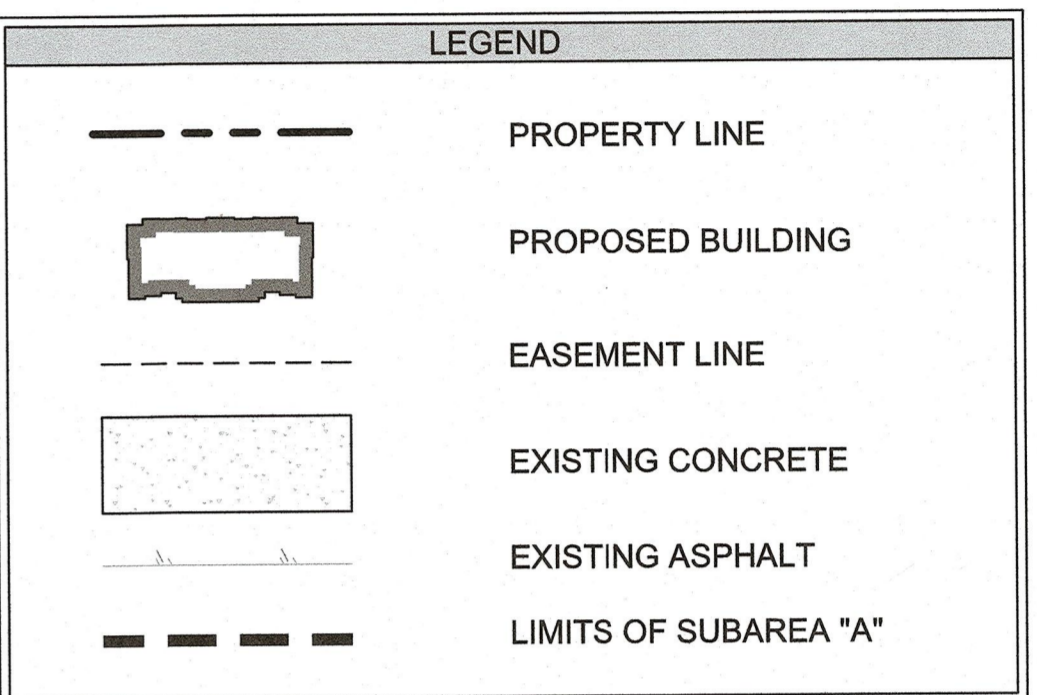
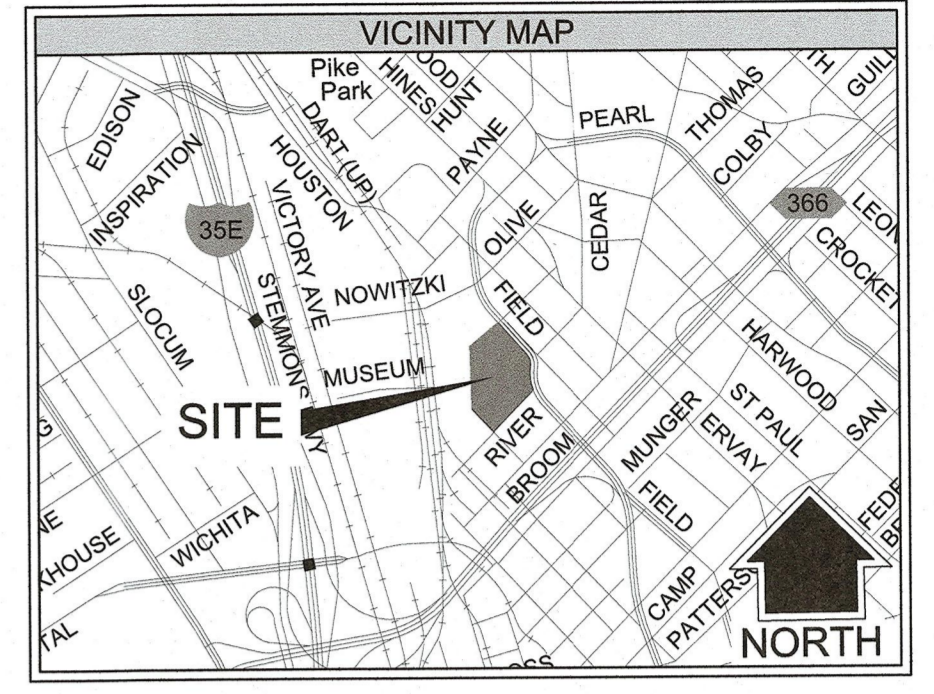


GRAPHIC SCALE 1" = 50' ON 24"X36"



SITE DATA		
GENERAL SITE DATA	SUBAREA "A"	TOTAL SUBDISTRICT 164
LOCATION	2323 NORTH FIELD STREET	
PD	PD DISTRICT NO. 193, PDS 164 ORDINANCE NO. 31954	
ZONING CASE	CASE: Z201-140	
LAND AREA	4.42 ACRES	10.85 ACRES
FAR	4.23:1	1.72:1
BUILDING FLOOR AREA	815,000 SF	815,000 SF
BUILDING FOOTPRINT	85,000 SF	85,000 SF
BUILDING FOOTPRINT ABOVE 180' HT	33,500 SF	33,500 SF
BELOW GRADE GARAGE BUILDING FOOTPRINT	176,500 SF	176,500 SF
OPEN SPACE	1.50 ACRES	1.50 ACRES
LOT COVERAGE PERCENTAGE (0' HT - 180' HT)	44.2%	18.0%
LOT COVERAGE PERCENTAGE (180' HT +)	17.4%	-
PARKING		
NUMBER OF LEVELS BELOW GRADE	6	-
BUILDING		
BUILDING HEIGHT	240'	-
BUILDING STORIES	13	-

- NOTES
- PEDESTRIAN AMENITIES PROVIDED PER SEC. S-164.110 (b).
 - 25% AREA OF OPEN SPACE TO BE IMPROVED TO PROVIDE SHADE PER SEC. S-164.110(f)(4)(B).
 - PEDESTRIAN BRIDGE, GARAGE VENTS, AND LANDSCAPE FEATURES ALLOWED WITHIN THE OPEN SPACE.

Kimley»Horn

13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER
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KHA PROJECT
069318588

DATE
MAY 9, 2023

SCALE AS SHOWN

DESIGNED BY RAR

DRAWN BY JAR

CHECKED BY RAR

TEXAS

NORTH END
PREPARED FOR
CITY OF DALLAS

DALLAS

SUBAREA "A"
DEVELOPMENT
PLAN

1 OF 1