

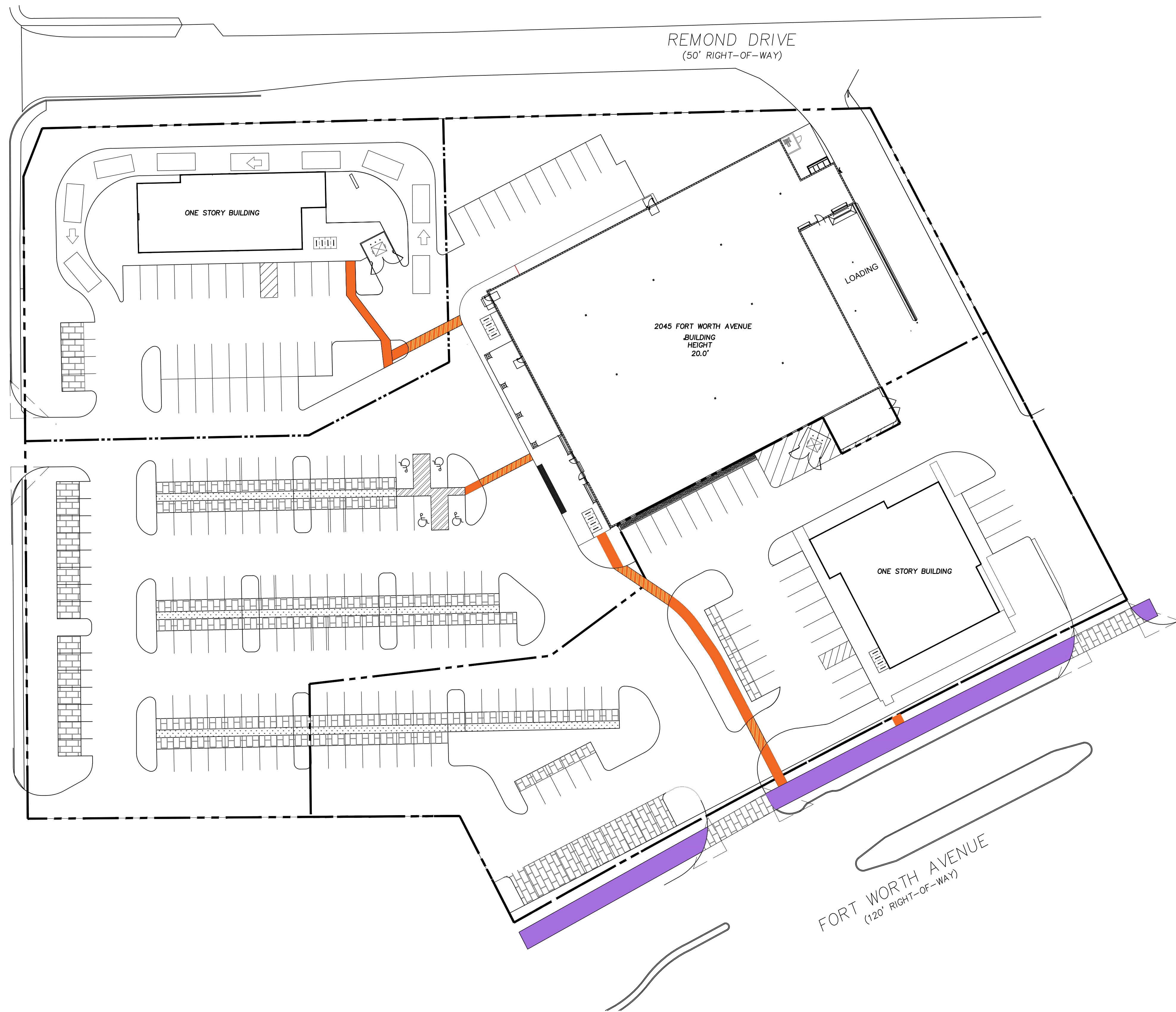
1

DEVELOPMENT PLAN

SCALE: 1" = 30'-0"



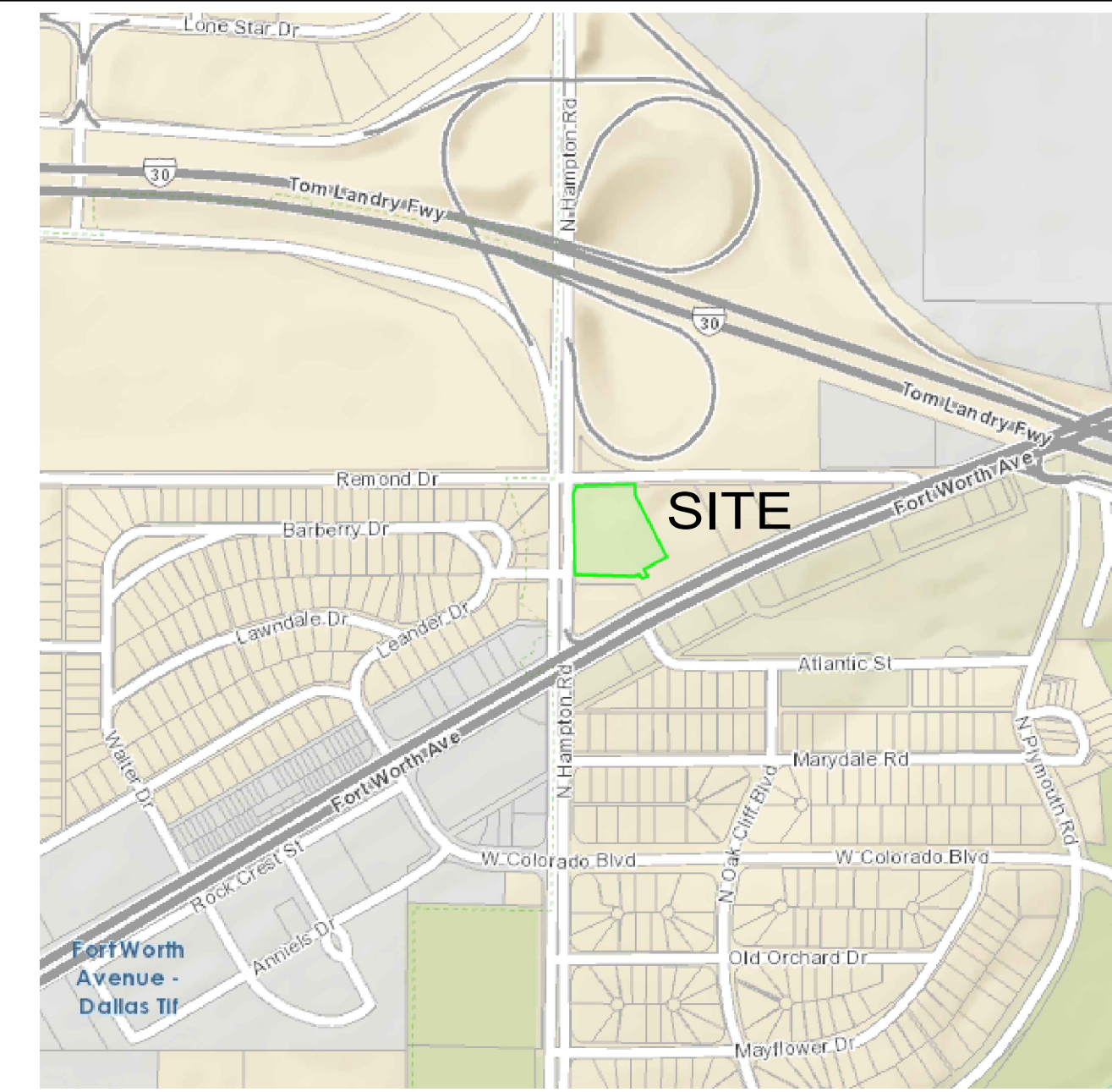
N. HAMPTON ROAD
(100' RIGHT-OF-WAY)



REMOND DRIVE
(50' RIGHT-OF-WAY)

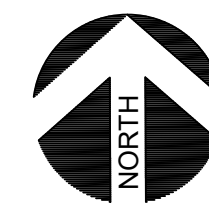
2045 FORT WORTH AVENUE
BUILDING HEIGHT
20.0'

FORT WORTH AVENUE
(120' RIGHT-OF-WAY)



VICINITY MAP

NTS



TOTAL SITE AREA	4.265 AC	
LAND USE	RETAIL AND PERSONAL SERVICE USES (SEE PD 714 SUBDISTRICT 3C USES)	
TOTAL FLOOR AREA (SF)	35,800	
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT	12 FT
SIDE SETBACK	NONE	0 FT
REAR SETBACK	NONE	0 FT
BULK STANDARDS		
	MAX.	PROVIDED
FLOOR AREA RATIO	0.75:1	0.2:1
BUILDING HEIGHT	60 FT SUBJECT TO RPS	30 FT
BUILDING STORIES	4	1.5
LOT COVERAGE	80%	20%
PARKING		
	REQ.	PROVIDED
PARKING	PARKING TO COMPLY WITH PD 714	

- BIOSWALE
- PROPOSED SIDEWALK
- PERVIOUS PAVERS
- PROPOSED ACCESSIBLE ROUTE
- TRAIL

06/16/2022

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

1350 N HAMPTON CITY OF DALLAS, TEXAS