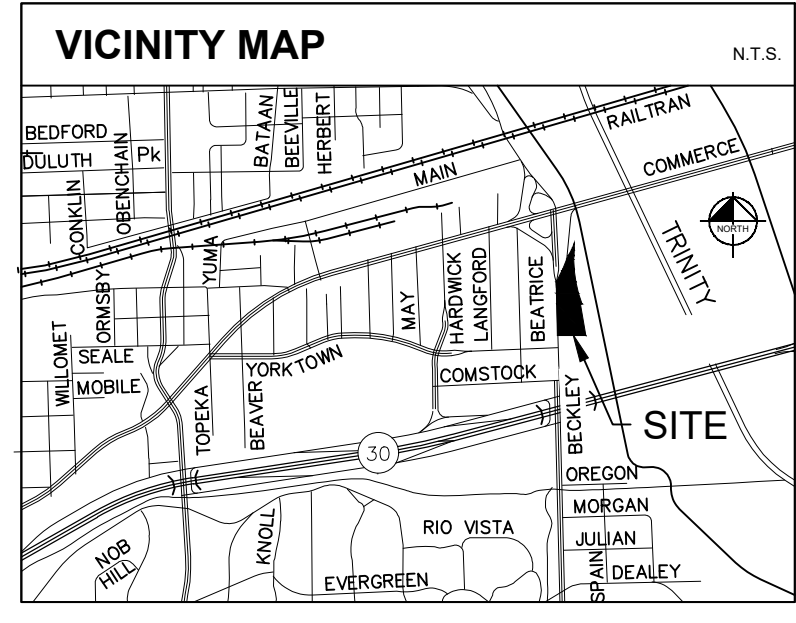
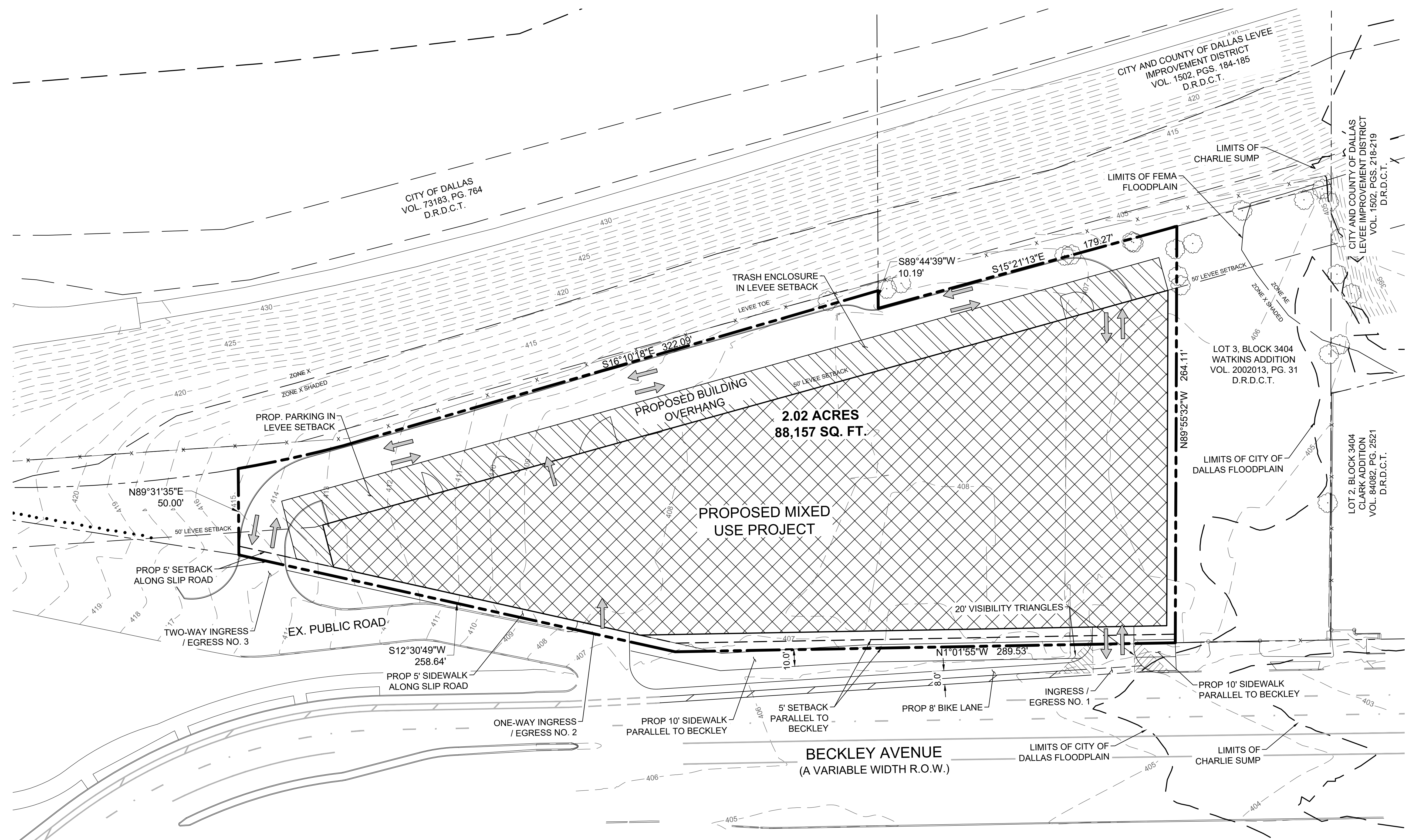


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**LEGEND**

- PROPOSED PROPERTY LINE / LIMITS OF DEVELOPMENT PLAN
- - - - - EXISTING ELEVATION CONTOURS
- [Cross-hatched box] PROPOSED BUILDING FOOTPRINT AT GROUND LEVEL
- [Diagonal hatched box] PROPOSED BUILDING OVERHANG

**SITE DATA**

SITE AREA (SF)	88,157
SITE ACREAGE (AC)	2.02
LOT COVERAGE	80%
BUILDING HEIGHT (FT)	MAX 160' (14 STORIES)
MULTI-FAMILY UNIT COUNT	MAX 350
MAX NON-RESIDENTIAL F.A.R.	1.00

**PARKING RATIOS**

SEE PD FOR PARKING REQUIREMENTS

PROVIDED PARKING TO MEET THE REQUIREMENTS

- NOTES**
- CURB CUT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS
  - SETBACKS SHOWN ARE MEASURED FROM THE EXISTING PROPERTY LINE
  - PER THE PD, BALCONIES, RAMPS, STOOPS, AND STEPS MAY ENCROACH 5' INTO THE FRONT YARD SETBACK.

LOT 1A, BLOCK A/6809  
 BLANKS SUBDIVISION NO. 2  
 VOL. 95068, PG. 1799  
 D.R.D.C.T.  
 BLANKS INVESTMENT  
 VOL. 87016, PG. 806  
 D.R.D.C.T.

**DEVELOPMENT PLAN**  
**FOR MODERA TRINITY**  
**DALLAS, TEXAS**  
 DATE ISSUED: JULY 29, 2020

Z190-226

**Kimley»Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
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 PHONE: 972.770.3000 FAX: 972.268.8800  
 TEXAS REGISTERED ENGINEERS FROM 1928

**MODERA TRINITY**

**DEVELOPMENT PLAN**

SHEET NUMBER  
**DEV**

PROJECT NO.	064487003
DATE:	JULY 2020
SCALE:	AS SHOWN
DESIGNED BY:	JGG
DRAWN BY:	JMM
CHECKED BY:	SES

NO.	REVISIONS	DATE	BY