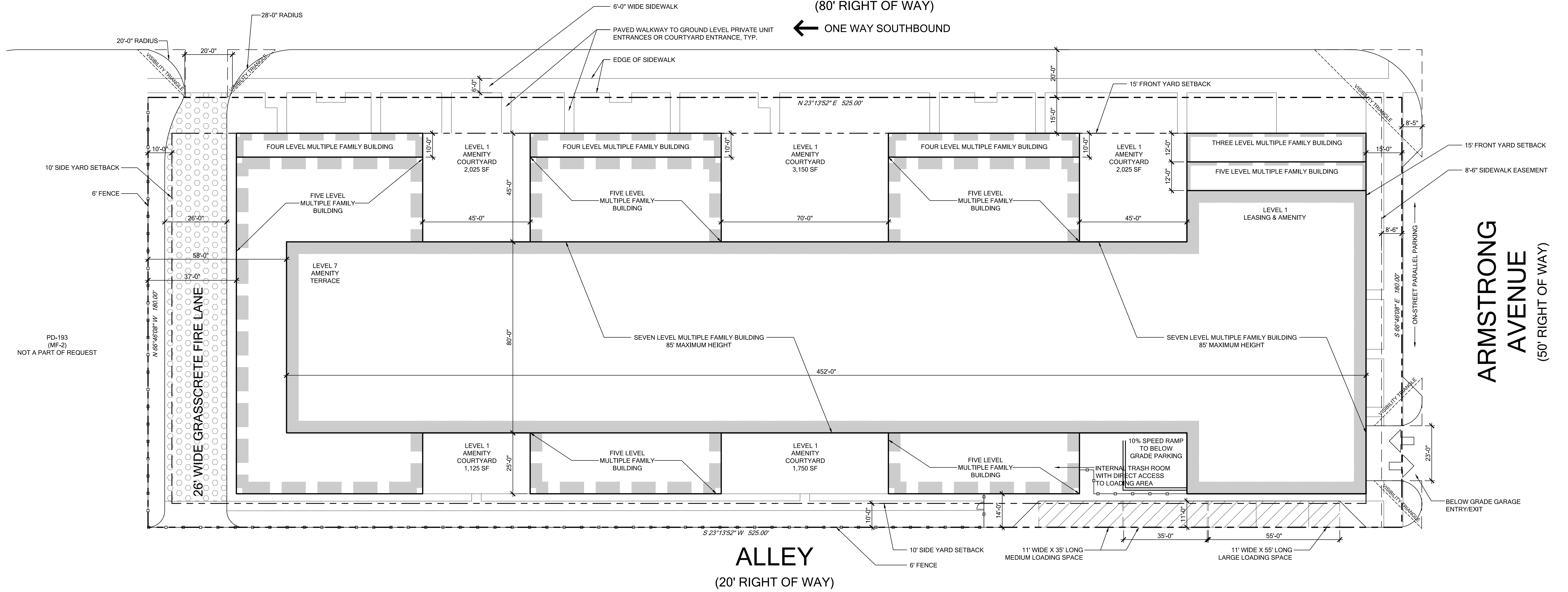


COLE AVENUE

(80' RIGHT OF WAY)

← ONE WAY SOUTHBOUND

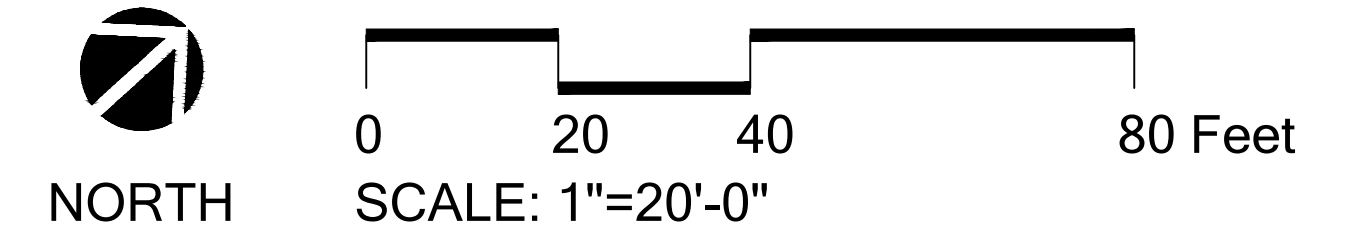
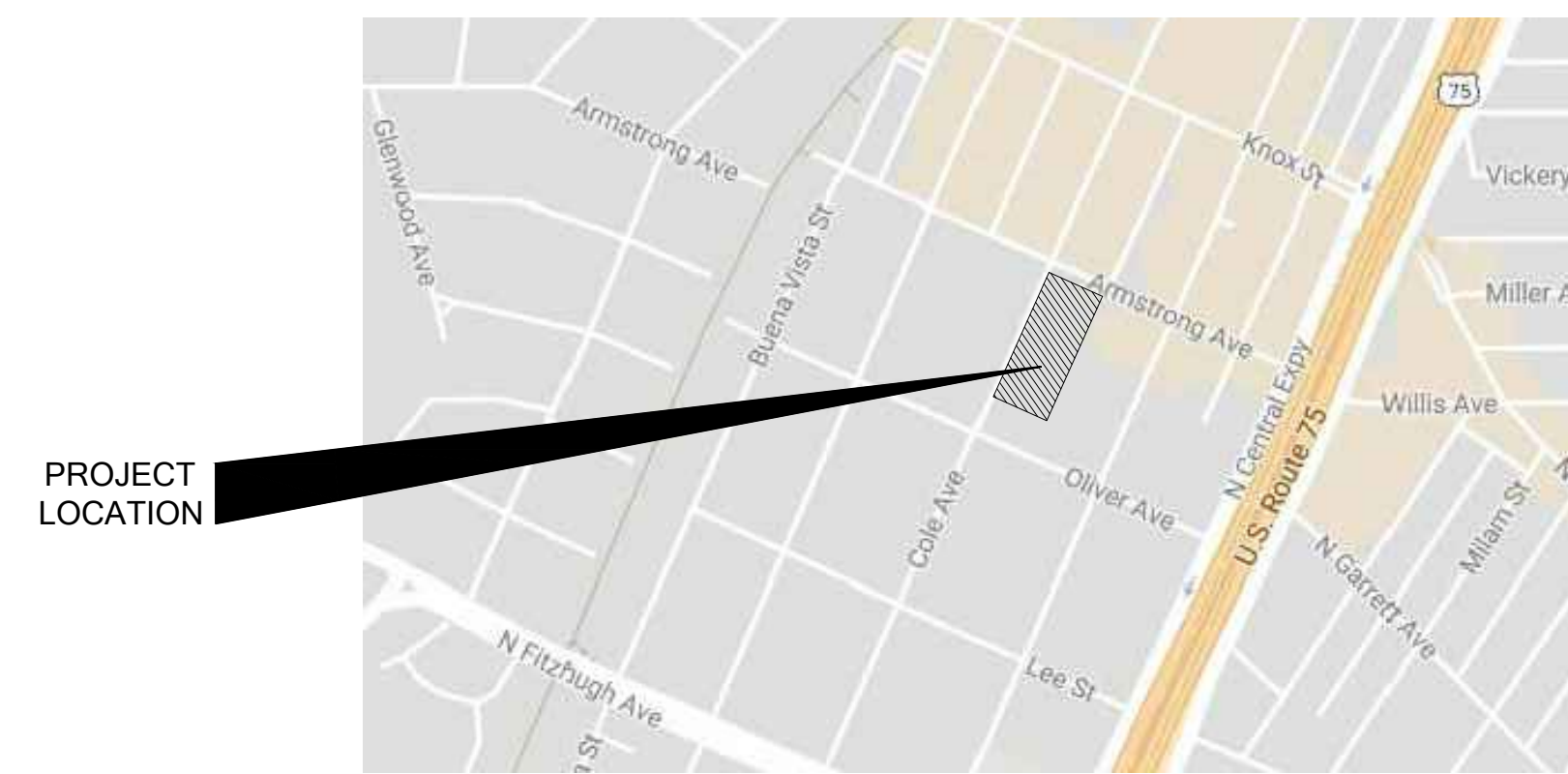


PD-193 (MF-2) NOT A PART OF REQUEST

PROJECT DATA TABLE	
SITE	94,554 SF, 2.171 AC
DENSITY	335 DWELLING UNITS
LOT COVERAGE	60%
STRUCTURE HEIGHT	85'
MAXIMUM BUILDING AREA	340,000 SF
MINIMUM PRIVATE OPEN SPACE	6,200 SF
MINIMUM ON-SITE OPEN SPACE	8,000 SF
PARKING REQUIRED	503 SPACES
PARKING PROVIDED	503 SPACES

← = 3.6 FAR

NOTE: NO OBSTRUCTIONS OF GREATER THAN 30 INCHES IN HEIGHT INCLUDING TREES, PARKING SPACES, SIGNS, OR OTHER IMPROVEMENTS WILL BE LOCATED WITHIN VISIBILITY TRIANGLES PER CITY OF DALLAS STANDARDS.



DEVELOPMENT PLAN

Alliance Cole Avenue
Dallas, Texas

Job #: 17087.00
File Name: Development Plan 4.dwg
Date: 03-19-2018
Drawn by: ELB, RR



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