

11.02.2015

Midtown - Tract B Dallas, TX

Unit Data	
Total Number of Units (3,800 max)	302 Units
Unit Density (120 max)	55 Units/acre
Floor Area Ratio (4.0 max)	2.0 FAR

Site Data	
Acreage	6.01 ac. (261795.60 sf)
Building Footprint	163761 sf (3.76 ac)
Lot Coverage (90% max)	63%
Open Space	2.25 ac. (98034.60 sf)

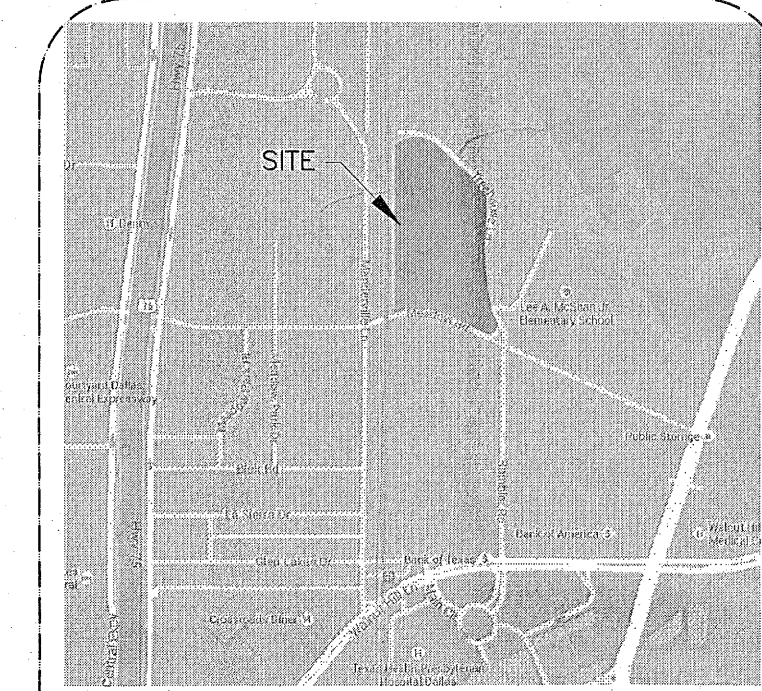
Parking Data		
Parking Required:	# of Units	# of Spaces
1 Space per 1B Unit	197	197 sp.
1.5 Spaces per 2+B Unit	105	158 sp.
Total Parking Required:		355 sp.
Parking Provided:		400 sp.

Building Frontage	
SUBAREA B (50% MIN.)	51.20% (Provided)

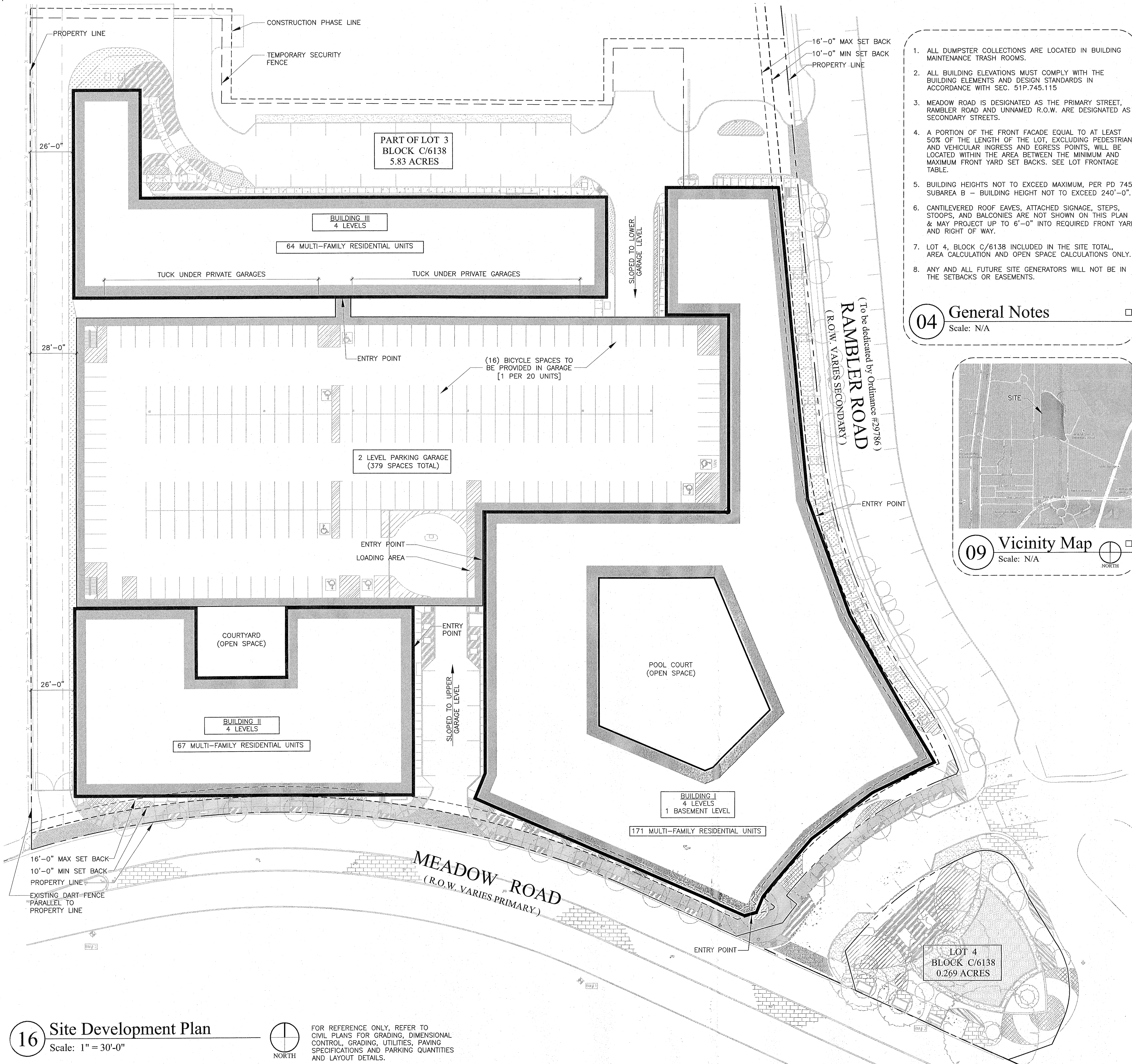
Building Heights		
Subarea B 240'-0" Max		
Building I	4 Levels + Basement	100'-0"
Building II	4 Levels	80'-0"
Building III	4 Levels	80'-0"
Parking Garage	2 Levels	40'-0"

- ALL DUMPSTER COLLECTIONS ARE LOCATED IN BUILDING MAINTENANCE TRASH ROOMS.
- ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115
- MEADOW ROAD IS DESIGNATED AS THE PRIMARY STREET, RAMBLER ROAD AND UNNAMED R.O.W. ARE DESIGNATED AS SECONDARY STREETS.
- A PORTION OF THE FRONT FACADE EQUAL TO AT LEAST 50% OF THE LENGTH OF THE LOT, EXCLUDING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS POINTS, WILL BE LOCATED WITHIN THE AREA BETWEEN THE MINIMUM AND MAXIMUM FRONT YARD SET BACKS. SEE LOT FRONTAGE TABLE.
- BUILDING HEIGHTS NOT TO EXCEED MAXIMUM, PER PD 745 SUBAREA B - BUILDING HEIGHT NOT TO EXCEED 240'-0".
- CANTILEVERED ROOF EAVES, ATTACHED SIGNAGE, STEPS, STOOPS, AND BALCONIES ARE NOT SHOWN ON THIS PLAN & MAY PROJECT UP TO 6'-0" INTO REQUIRED FRONT YARD AND RIGHT OF WAY.
- LOT 4, BLOCK C/6138 INCLUDED IN THE SITE TOTAL, AREA CALCULATION AND OPEN SPACE CALCULATIONS ONLY.
- ANY AND ALL FUTURE SITE GENERATORS WILL NOT BE IN THE SETBACKS OR EASEMENTS.

04 General Notes
Scale: N/A



09 Vicinity Map
Scale: N/A



16 Site Development Plan
Scale: 1" = 30'-0"

FOR REFERENCE ONLY, REFER TO CIVIL PLANS FOR GRADING, DIMENSIONAL CONTROL, GRADING, UTILITIES, PAVING SPECIFICATIONS AND PARKING QUANTITIES AND LAYOUT DETAILS.

OWNER:
TKG VALENCIA MIDTOWN L.P.
10210 North Central Expressway, Ste. 300
Dallas, TX 75231
DEVELOPER:
PROVIDENT REALTY ADVISORS
10210 North Central Expressway, Ste. 300
Dallas, TX 75231

Project Number: 2014035
 Drawn By: AMG
 Issue For: Development Plan
 Date: 11.02.2015

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- Revision Date
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