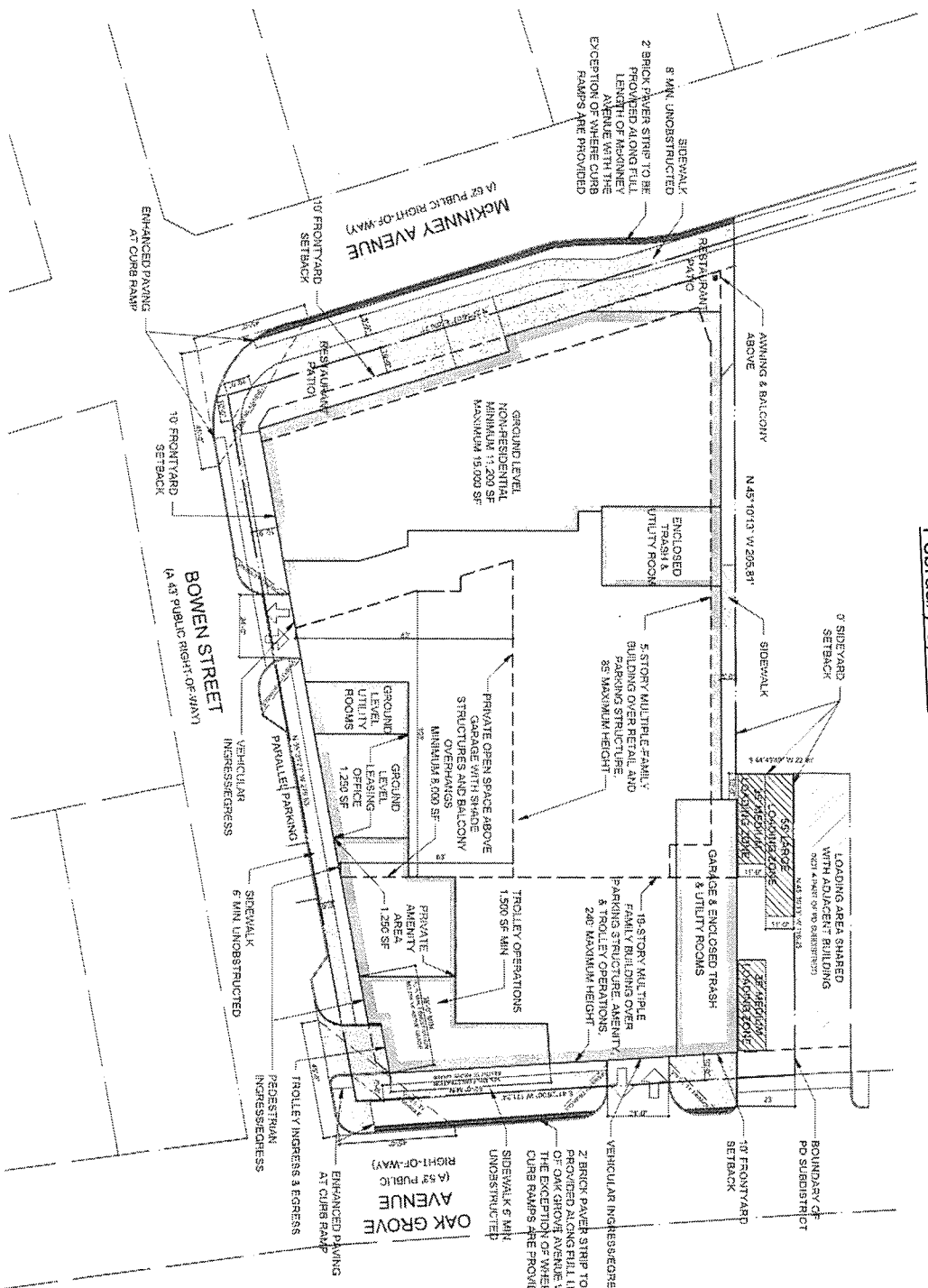


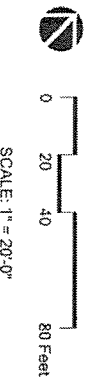
Approved
City Plan Commission
February 5, 2015

Development Plan
Exhibit S-113A
PD No. 193, PDS No. 113

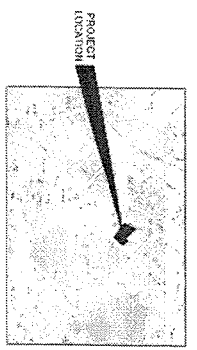


DEVELOPMENT PLAN
3230 McKinney Mixed Use Tower
Dallas, Texas

Job # 14121
File Name Development Plan-V4.dwg
Date: 01/26/15
Drawn by: EB, AR



Good Fulton & Farrell Architects
2005 Harwood Street
Dallas, Texas 75201
DALLAS OFFICE
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Dallas, Texas 75201



PROJECT DATA	YIELD
SITE	57,043 SF = 1.301 ACRES
USERS:	MULTIPLE FAMILY RESTAURANT WITHOUT DRIVE THROUGH SERVICE
REGULATIONS:	TROLLEY OPERATIONS
REGULATIONS:	50,000 SF
GROUND LEVEL NON-RESIDENTIAL:	11,200 SF
GROUND LEVEL TROLLEY OPERATIONS:	14,200 SF
GROUND LEVEL PRIVATE AMENITY AREA:	13,600 SF
GROUND LEVEL GARAGE & TRASH:	17,043 SF
DENSITY:	275 DWELLING UNITS
LOT COVERAGE:	80%
24' AND GREATER ABOVE GRADE:	85%
45' AND GREATER ABOVE GRADE:	24.46'
MINIMUM PRIVATE OPEN SPACE:	3,669 SQ. FT.
EXCLUDING TROLLEY OPERATIONS AREA	

USE CATEGORY	Area (sq. feet)	Units	Value
Residential	112	112	4125
Residential	1200	0	0
Residential	11,200	112	112
Residential	14,200	0	0
Residential	13,600	136	136
Trolley Operations	17,043	2	2
TOTAL	57,043	234	537

PERCENTAGE OF TOTAL REQUIRED PARKING

USE CATEGORY	Area (sq. feet)	Units	Value
Residential	6%	30'	60%
Residential	2%	40'	20%
Residential	11%	112'	112%
Residential	20%	234'	234%
Residential	2%	2'	2%
Residential	100%	100%	100%
TOTAL	381	381	381

Z134-333