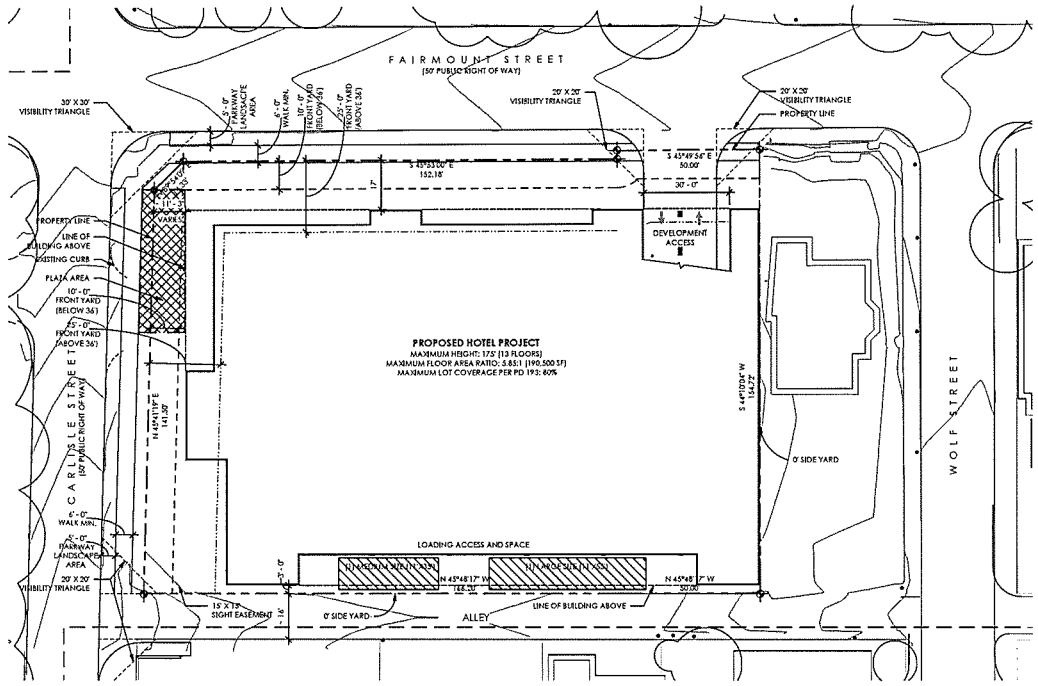
30455 170773

Approved
City Plan Commission
April 6, 2017

Planned Development
District No. 193

Exhibit S-131A



1 DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

SITE INFORMATION

ZONING DISTRICT: PD 193
LOT AREA: 32,568 SF - 0.747 ACRES

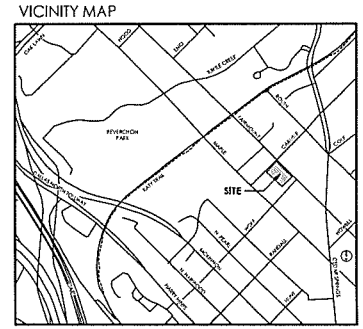
SETBACKS PER PD 193:
MIN. FRONT YARD:
BELOW 36'
FAIRMOUNT STREET: 10'
CARLISLE STREET: 10'
ABOVE 36'
FAIRMOUNT STREET: 25'
CARLISLE STREET: 25'
MIN. SIDE YARD: 0'

MAX BUILDING HEIGHT: 175' (13 FLOORS)
MAX FLOOR AREA RATIO: 5.85:1 (190,500 SF)
MAX LOT COVERAGE PER PD 193: 80%

PARKING & LOADING PER PD 193:
(1) LARGE LOADING & (1) MEDIUM LOADING

NOTES:
- VISIBILITY TRIANGLES WILL COMPLY WITH SEC.193.104(a)(46)
- DUMPSTER WILL BE LOCATED INSIDE THE STRUCTURE
- PARKING NOT REQUIRED FOR ACCESSORY USES
- REQUIRED OFF-STREET PARKING SHALL BE LOCATED IN AN UNDERGROUND PARKING STRUCTURE.

VICINITY MAP



PROPOSED HOTEL PROJECT
3000 FAIRMOUNT STREET
DALLAS, TEXAS

WDG
WDG Architecture Dallas, PLLC
2001 Bryan Street
Suite 3100
Dallas, TX 75201
tel 214.969.5311
e-mail wdgdallas@wdgarch.com

ALAMO MANHATTAN
ALAMO MANHATTAN PROPERTIES, LLC
3012 FAIRMOUNT STREET SUITE 100
DALLAS, TEXAS 75201

DRAWING ISSUE / REVISION

DESCRIPTION	DATE
REZONING APPLICATION	11/01/2016
REVISED APPLICATION	01/27/2017
REVISED APPLICATION	03/07/2017

PROFESSIONAL SEAL

REGISTERED ARCHITECT
STATE OF TEXAS
20507

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PROJECT NO: DA16010

DEVELOPMENT PLAN

Z167-134 (OTH)

DP1.00