

210449

31785



OVERALL SITE DATA	
SITE AREA	94,324 SF
MAXIMUM FLOOR AREA	73,000 GSF
LOT COVERAGE	77% AT GRADE MAX. 20% ABOVE 120'-0"

BUILDING HEIGHTS	
OFFICE TOWER	28 STORIES / 382'-3"
OFFICE PODIUM	9 STORIES / 118'-0"
PARKING	78'-0" / 6 STORIES

PARKING CODE RATIOS	
USE	FACTOR
OFFICE	1 CAR/240 GSF
RETAIL	1 CAR/220 GSF
RESTAURANT	1 CAR/100 GSF
TOTAL OF 70 HOURED USE PARKING REQUIRED (BASED ON 100% OCCUPANCY)	

LEGEND	
—	BUILDING OUTLINE
- - -	PROPERTY LINE
- - -	ZONING DELINEATION
- - -	BUILDING SETBACK
- - -	McKINNEY SETBACK

PLAT DATE: 01/19/21
 PROJECT NUMBER: 23899.000
 SHEET NUMBER: AA1

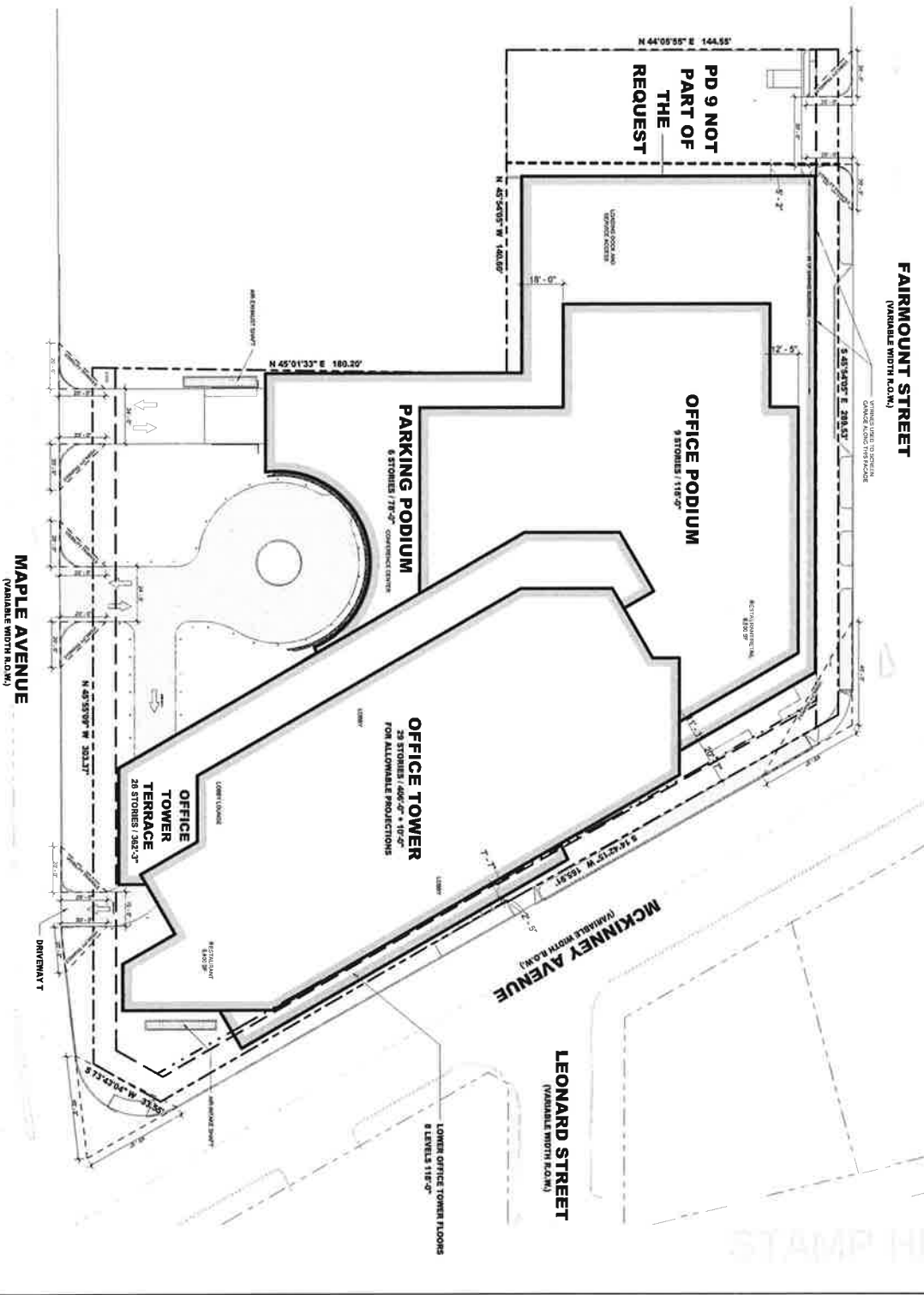


Exhibit S-160A
 Development Plan
 Planned Development
 Subdistrict No. 160

Approved
 City Plan Commission
 January 7, 2021

1 DEVELOPMENT PLAN

STAMP HERE

PICKARD CHILTON
HKS
 DESIGN ARCHITECT

ARCHITECT OF RECORD
 STRUCTURAL ENGINEER
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER
 CIVIL ENGINEER
 LANDSCAPE ARCHITECT

2401 MCKINNEY
 DALLAS, TEXAS

Tennell Crow Company
 OWNER
 2401 MCKINNEY
 DALLAS, TEXAS 75201

DATE: 01/19/21
 SHEET: AA1
 PROJECT: 23899.000
 CITY REVIEW

2190-305