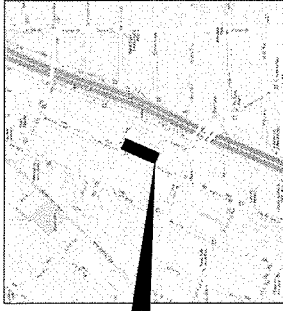


29473

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PROJECT LOCATION

PROJECT DATA TABLE	
SITE	57,200 SF, 1.31 AC
DENSITY	204 DWELLING UNITS
LOT COVERAGE	85%
20' AND GREATER ABOVE GRADE	70%
STRUCTURE HEIGHT	85'
NON-RESIDENTIAL FLOOR AREA	13,700 GSF
MULTIPLE FAMILY FLOOR AREA	209,800 GSF
MINIMUM FRONT YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM PRIVATE OPEN SPACE	6000 GSF

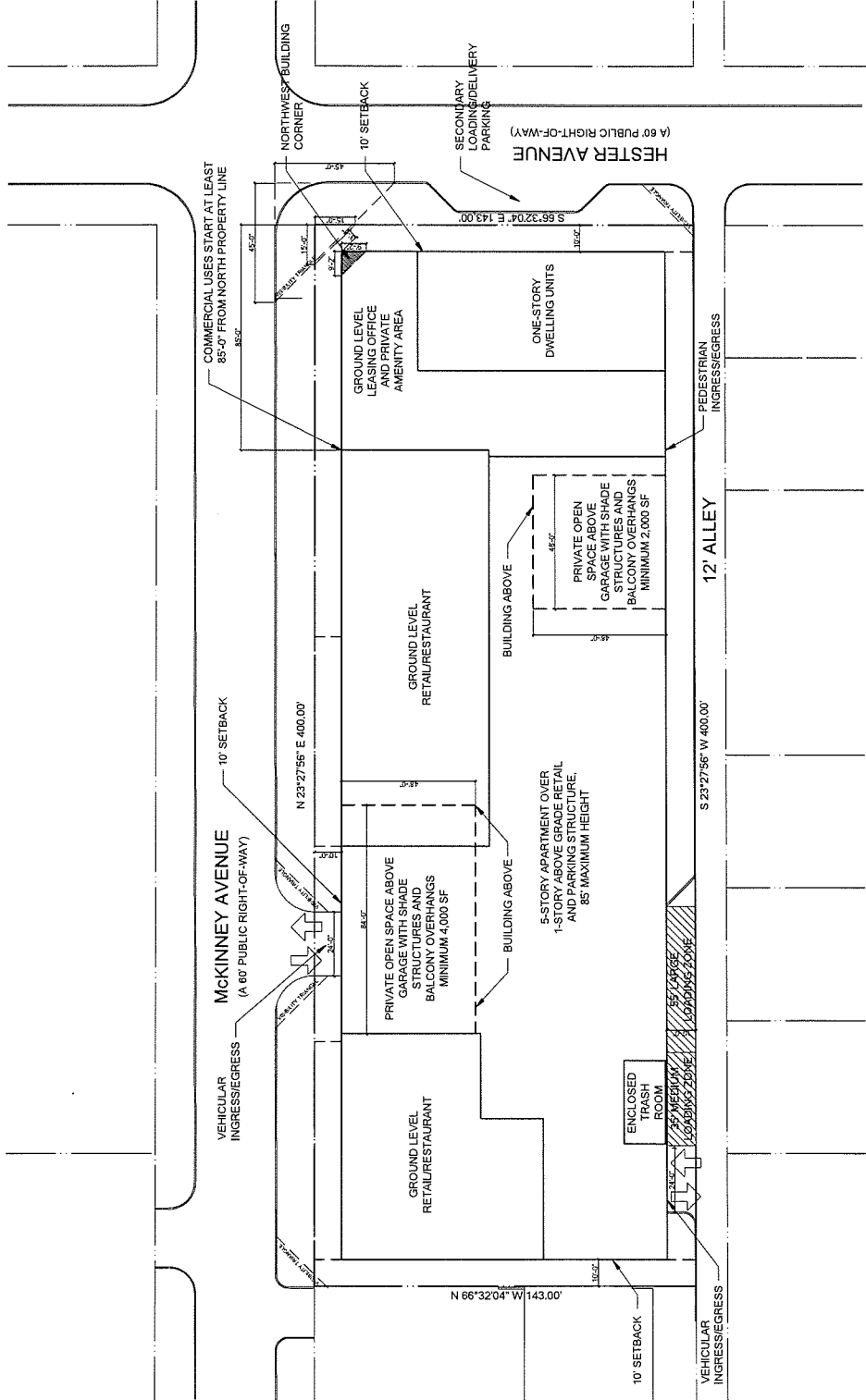
Use Category	Area (sf)	Units	MF	RR	Per PD
Multiple Family	204	112	306	0	306
Leasing Office	2,700	1680	7	0	7
Retail	8,200	1220	37	37	37
Restaurant	5,500	1100	55	55	55
Other Uses N/A	0	0	0	0	0
TOTAL			313	92	406

Percentage of Total of Required Parking	77.3%	22.7%	100.0%
Percentage of Total of Required Parking	77.3%	22.7%	100.0%

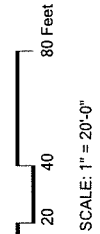
*MIXED USE PARKING CREDITS TO BE DETERMINED AT TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION

Development Plan
Exhibit S-71A
PDD 193, Subdistrict No. 71

Z134-147



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Job #: 13249
 File Name: Development Plan-V3.dwg
 Date: 07.10.2014
 Drawn by: EB, BT

DEVELOPMENT PLAN
 McKinney and Hester
 Dallas, Texas