

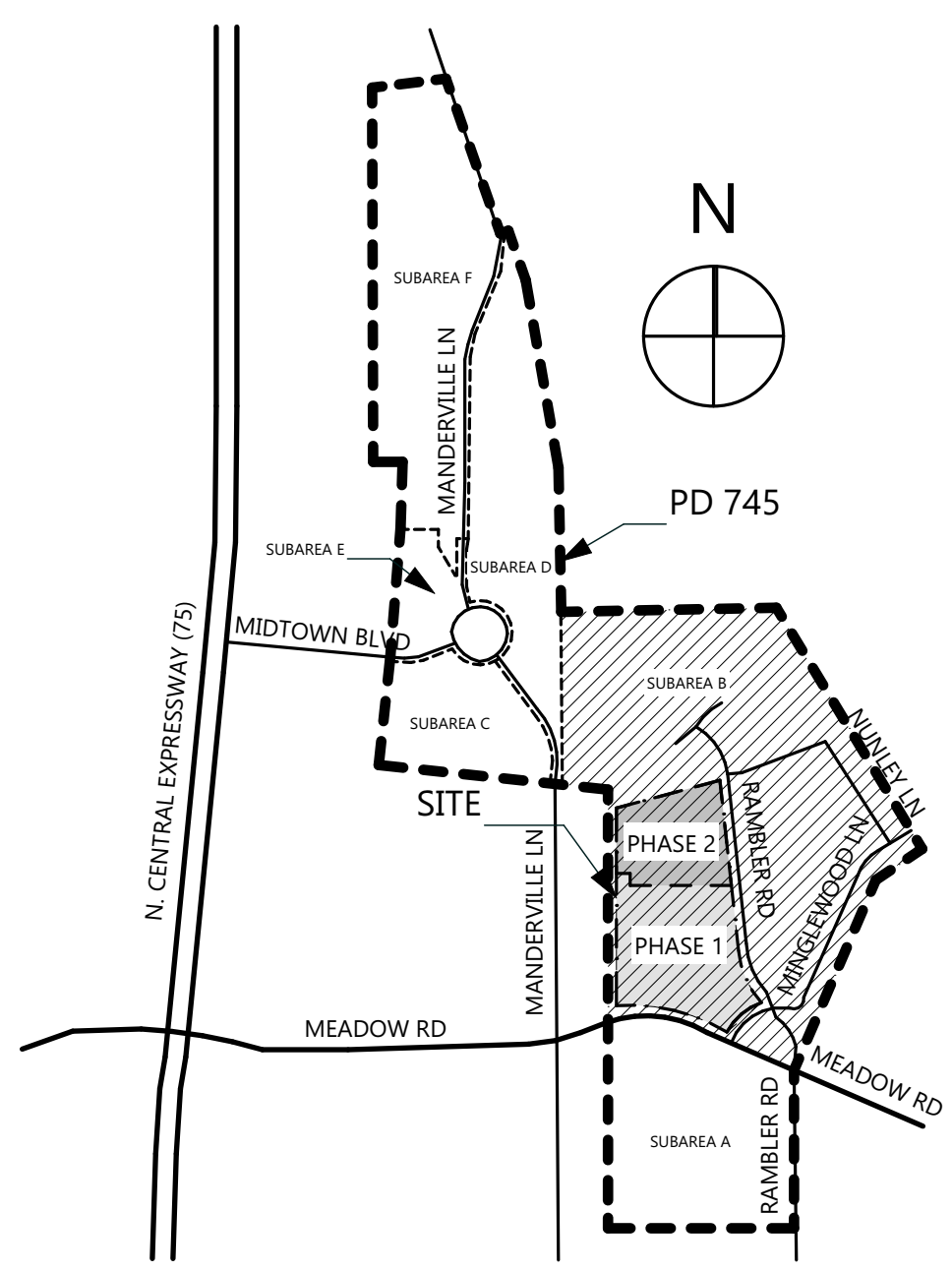


04.05.2019

Midtown Phase 2

8213 Meadow Road
 Dallas, Texas 75231

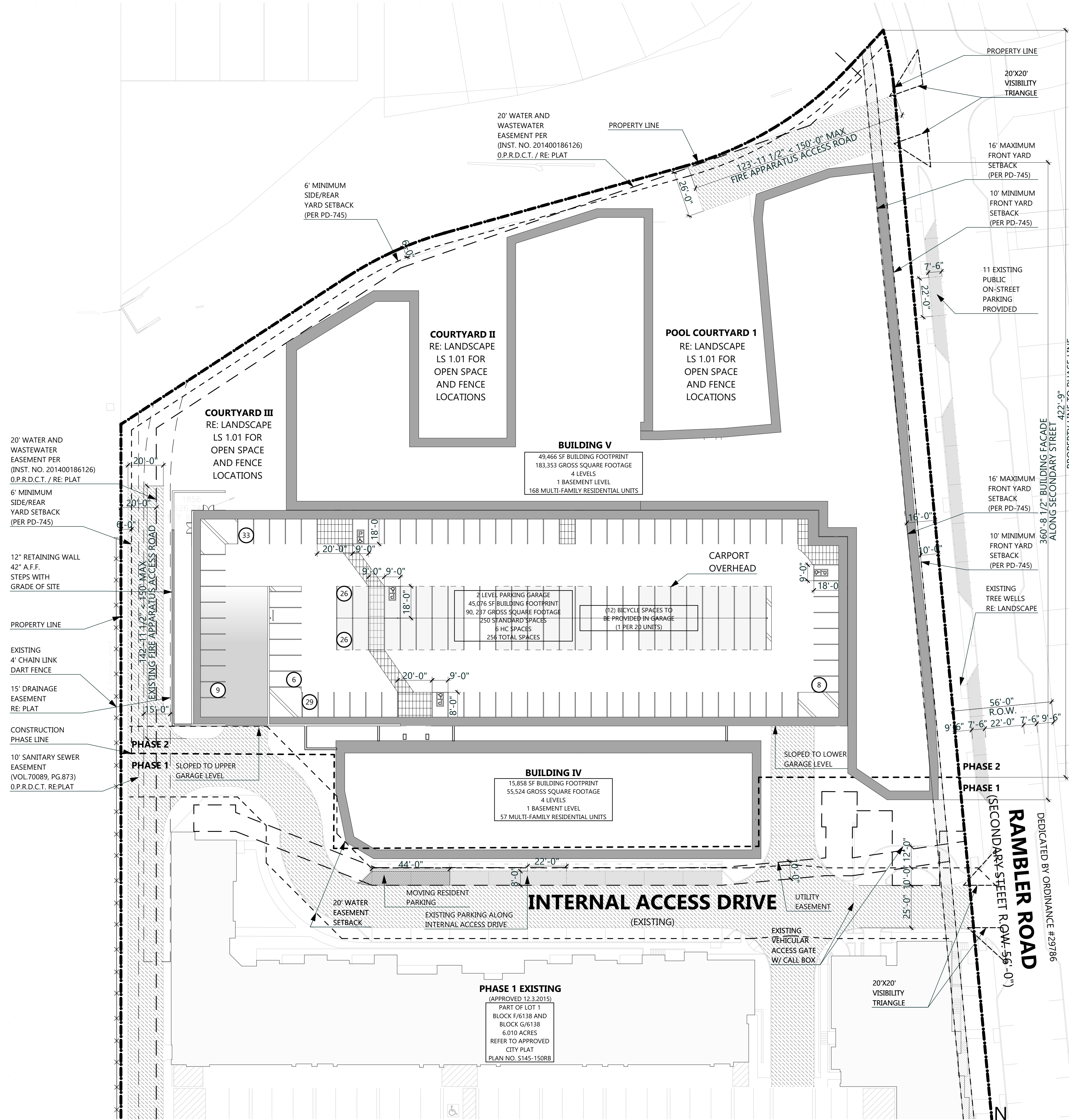
NOTE: DEVELOPMENT AND USE OF THE PROPERTY MUST COMPLY WITH ALL FEDERAL, ANNO STATE LAWS AND REGULATIONS, AND WITH ALL ORDINANCES, RULES, AND REGULATIONS OF THE CITY.



09 Vicinity Map
 NOT TO SCALE

PORTION OF SUBAREA B LOT 1 BLOCK F/6138 PLANNED DEVELOPMENT DISTRICT No. 745 SUBAREA B - PHASE 2 DEVELOPMENT PLAN D189-009

Midtown Phase 2		
PART OF LOT 1 BLOCK F/6138 3.51 ACRES		
Site Data		
Acres:		
Subarea B Total Acres:	32.95 ac.	1435389 sf
Midtown Total Acres:	9.52 ac.	414822 sf
Phase 1 (Completed):	6.01 ac.	261796 sf
Phase 2:	3.51 ac.	153026 sf
Building Footprint:		
Midtown Total Building Footprint:	274161 sf	(6.29 ac)
Midtown Total Building GSF:	835251 sf	
Phase 1 Building Footprint SF:	163761 sf	(3.76 ac)
Overall Building GSF:	506137 sf	
Phase 2 Building Footprint SF:	110400 sf	(2.53 ac)
Overall Building GSF:		
Midtown Total Lot Coverage Provided:	66%	
Phase 1 Lot Coverage Provided:	63%	
Phase 2 Lot Coverage Provided:	72%	(90% Max Coverage Allowed per Pd 745)
Open Space:		
Subarea B:	5.82 ac.	(253519.20 sf)
(4 Acres Minimum Required per Pd 745)		
Midtown Total Open Space:	3.23 ac.	140661 sf
Phase 1:	2.25 ac.	98035 sf
Phase 2:	0.98 ac.	42626 sf
Floor Area Ratio:		
Subarea B:	3.0 FAR	(4.0 max.)
Midtown Total FAR:	3.0 FAR	
Phase 1	1.93 FAR	
Phase 2	2.15 FAR	
Unit Data		
Units:		
PD-745 Total Units:	1802 Units	
(3,800 Max for PD 745)		
Subarea B Total Units:	726 Units	
Midtown Total Units:	527 Units	
Phase 1 Units:	302 Units	
Phase 2 Units:	225 Units	
Unit Density:		
PD-745:	23.39 Units/ac	
Subarea B:	21.55 Units/ac	(120 Max.)
Midtown Total Unit Density:	55 Units/ac	
Phase 1	50.25 Units/ac	
Phase 2	64.05 Units/ac	
Parking Data		
Parking Required:	# of Units	# of Spaces
Midtown Total Parking:		
1 Space per 1B Unit	361	361 sp.
1.5 Spaces per 2+B Unit	166	249 sp.
Midtown Total Parking Required:		610 sp.
Phase 1:		
1 Space per 1B Unit	197	197 sp.
1.5 Spaces per 2+B Unit	105	158 sp.
Phase 1 Total Parking Required:		355 sp.
Phase 2:		
1 Space per 1B Unit	164	164 sp.
1.5 Spaces per 2+B Unit	61	92 sp.
Phase 2 Total Parking Required:		256 sp.
Parking Provided:		
Midtown Total Parking Provided:	701	
Phase 1:		
Garage:	371	
Private Garage:	23	
Public On Street:	24	
Private On Site:	9	
Total Phase 1 Parking Provided:	427	
Phase 2:		
Garage:	256	
Public On Street:	11	
Private On Site:	7	
Total Phase 2 Parking Provided:	274	
Bicycle Parking Required:		
Midtown Total Bicycle Parking:		
1 Space per 20 Units	527	26 sp.
Phase 1:		
1 Space per 20 Units	302	15 sp.
Phase 2:		
1 Space per 20 Units:	225	11 sp.
Bicycle Parking Provided:		
Midtown Total Bicycle Parking:		
1 Space per 20 Units		28 sp.
Phase 1:		
1 Space per 20 Units		16 sp.
Phase 2:		
1 Space per 20 Units		12 sp.
Building Frontage		
Subarea B Building Frontage Required:	50% Minimum	
Subarea B Building Frontage Provided:	56.90%	
Building Heights		
Subarea B 240'-0" Max		
Building IV 4 Levels + Baseme	100'-0"	
Building V 4 Levels + Baseme	100'-0"	
Parking Garage 2 Levels	50'-0"	



16 Site Development Plan
 Scale: 1" = 30'