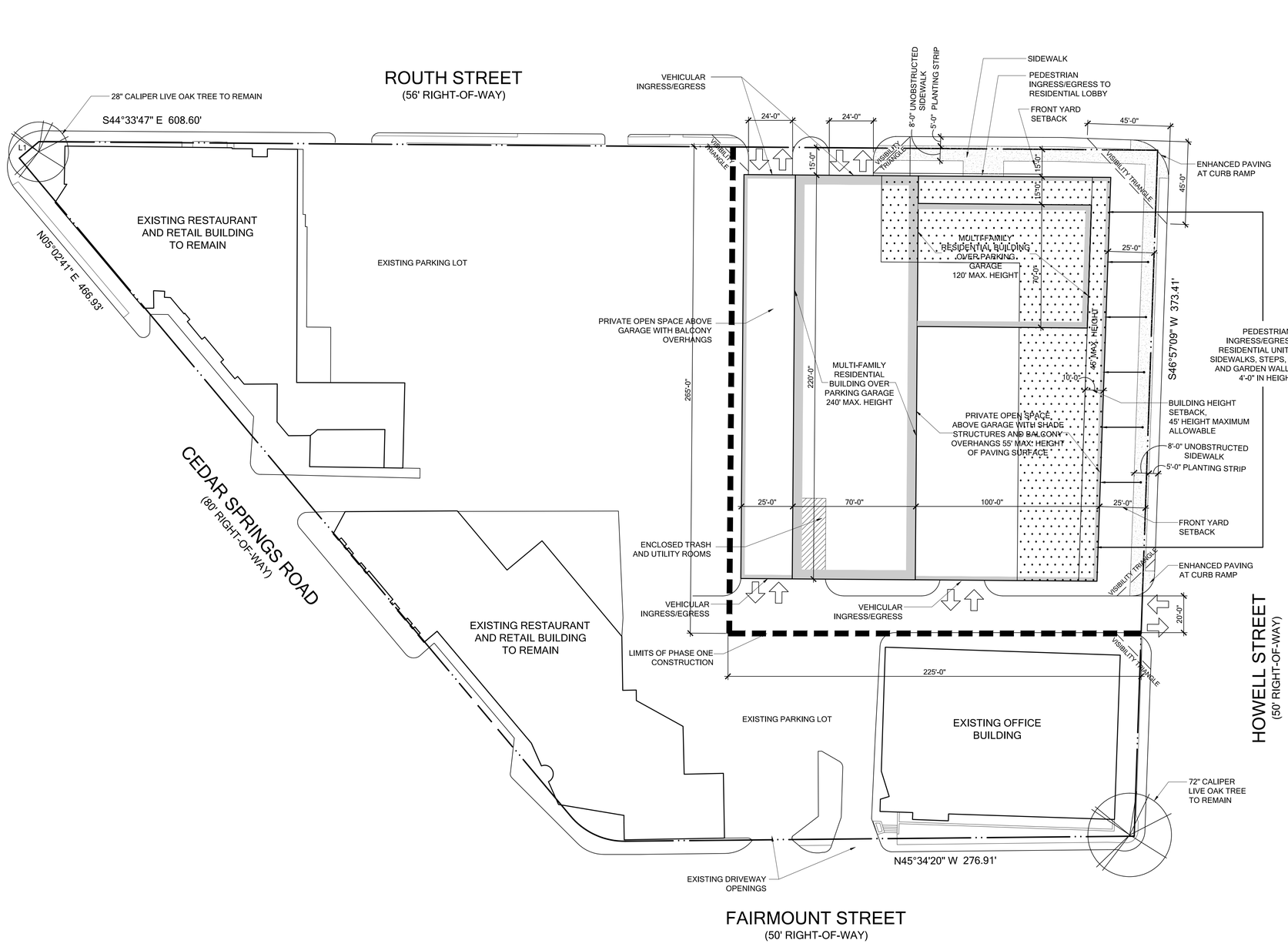

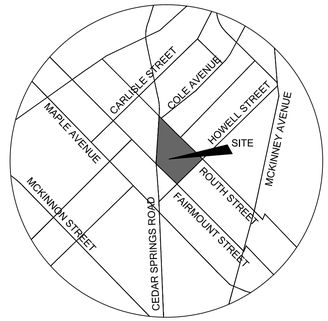

VICINITY MAP
N.T.S.

PROJECT DATA TABLE	
SITE AREA (TOTAL)	173,534 SF, 3.9838 ACRES
SITE AREA (PHASE ONE)	56,975 SF, 1.3079 ACRES
FLOOR AREA:	
GROUND FLOOR AMENITY/ LEASING/ SERVICE AREA	7,000 SF
RESIDENTIAL AREA	315,000 SF
COMBINED FLOOR AREA	322,000 SF
DENSITY:	320 UNITS
PHASE ONE LOT COVERAGE:	
0 FEET TO 55 FEET IN HEIGHT	75.3%
55 FEET TO 240 FEET IN HEIGHT	38.4%
MAXIMUM STRUCTURE HEIGHT (22 STORIES)	240 FEET
MINIMUM PRIVATE OPEN SPACE	12,600 SF
PARKING PROVIDED:	
AT GRADE IN GARAGE	45
BELOW GRADE GARAGE (2 LEVELS)	220
ABOVE GRADE GARAGE (4 LEVELS)	300
TOTAL	565

INDICATES GROUND LEVEL, RESIDENTIAL, LOBBY LEASING OFFICE AND AMENITY USES

Case: Z134-301

DEVELOPMENT PLAN

2808 Fairmount Street
Dallas, Texas

Job #: 13009
File Name: Development Plan _V1.dwg
Date: February 24, 2016
Drawn by: LG, RS

0 30 60 120 Feet

SCALE: 1" = 30'-0"

gff PLANNING

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

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Fort Worth, Texas 76107 | 817.303.1500