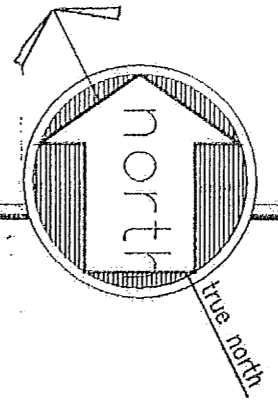
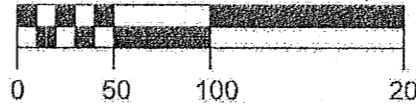


PARKING CONFIGURATION OUTSIDE OF SHADED AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO ADJUSTMENT IN DETAILED DEVELOPMENT PLAN.

	CONCEPTUAL PLAN		DEVELOPMENT PLAN
	TRACT 1 LOTS B THRU H	TRACT 2 LOTS A THRU C	TRACT 1A
BLDG. SETBACKS	BASED ON (RR) REGIONAL RETAIL DISTRICT: FRONT YARD: 15' 35' IF BLDG. HEIGHT > 45' SIDE AND REAR YARDS: NONE		BASED ON (RR) REGIONAL RETAIL DISTRICT: FRONT YARD: 15' 35' IF BLDG. HEIGHT > 45' SIDE AND REAR YARDS: NONE
HEIGHT/STORIES	50'		50'
FLOOR AREA	294,030 SF	68,970 SF	137,000 SF
LOT COVERAGE	21.93%	20.80%	31.61%
PARKING	TRACTS 1 & 2 ARE CONSIDERED ONE LOT FOR OFF-STREET PARKING PURPOSES. REQUIRED: 1 SPACE PER 220 SF OF FLOOR AREA FOR GENERAL MERCHANDISE OR FOOD STORE USES LESS THAN 100,000 SF 1 SPACE PER 230 SF OF FLOOR AREA FOR GENERAL MERCHANDISE OR FOOD STORE USES 100,000 SF OR MORE. ALL OTHER USES SHALL PARK IN ACCORDANCE WITH DALLAS DEVELOPMENT CODE.		REQUIRED: 1 SPACE PER 230 SF OF FLOOR AREA PROVIDED: 600 SPACES
SIGNS	SEE SIGN ELEVATIONS FOR DETAILS		SEE SIGN ELEVATIONS FOR DETAILS
SIGN SETBACKS	20'	20'	20'

TRACT 1A DEVELOPMENT PLAN TRACT 1, TRACT 2 CONCEPTUAL PLAN



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