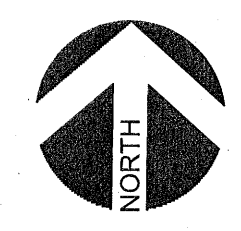


VICINITY MAP

NTS

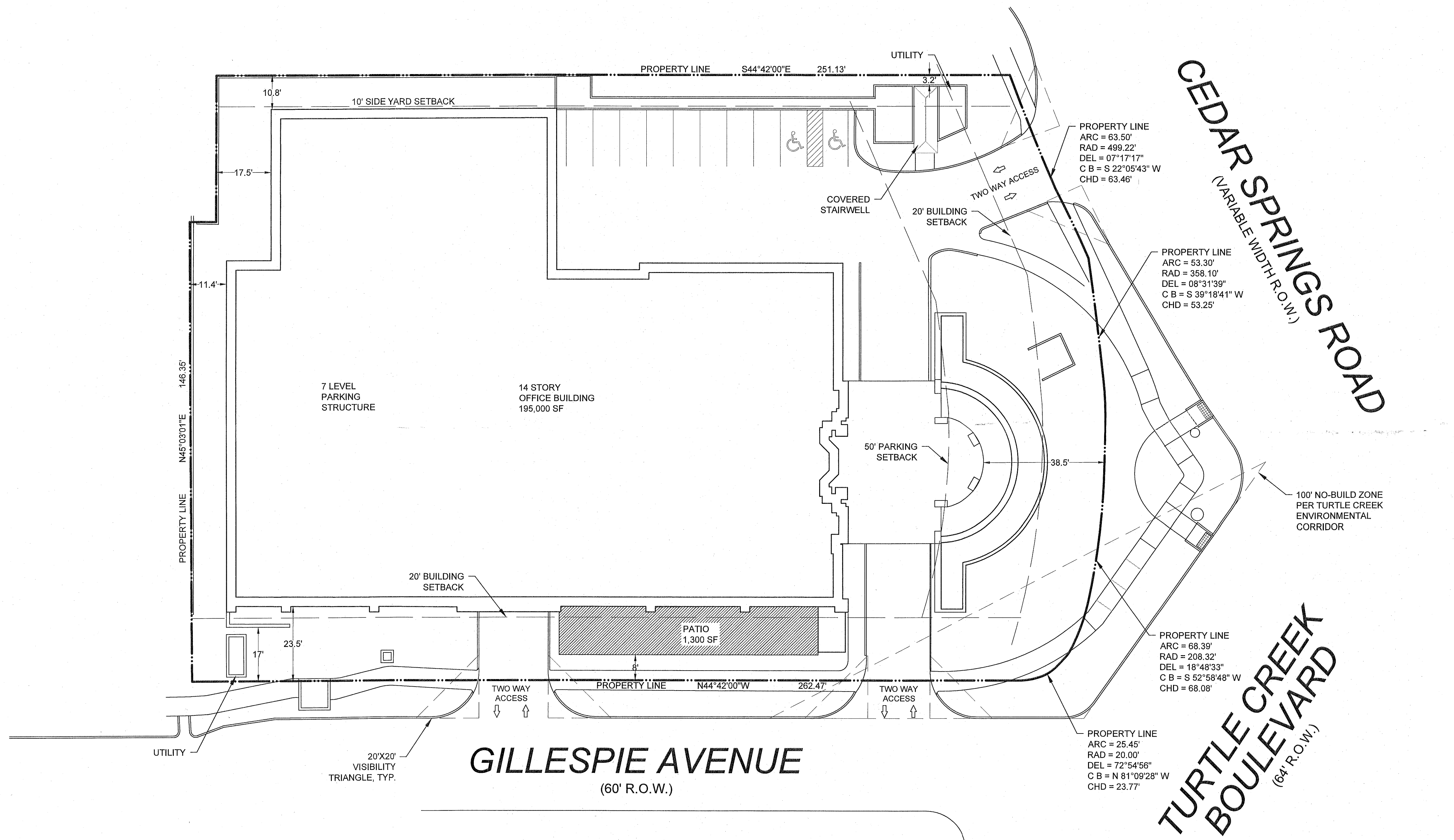


02/03/2017
PROJECT NUMBER
CASE NUMBER

BALDWIN ASSOCIATES
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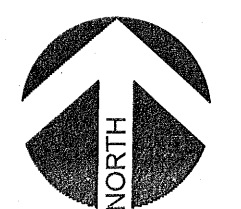
Baldwin Associates

2911 TURTLE CREEK
CITY OF DALLAS, TEXAS



SITE INFORMATION:

ZONING DISTRICT:	PD 193 PDS
PROPERTY AREA:	54,140 SF 1.243 ACRES
LAND USE:	OFFICE & RESTAURANT
SETBACKS	
FRONT YARD:	20' FOR MAIN BUILDING
SIDE YARD:	10'
*SEE PDS FOR ENCROACHMENTS	
MAX LOT COVERAGE:	75%
MAX HEIGHT:	240'
FAR:	4:1**
**AN ADDITIONAL .5 FAR ALLOWED WHERE THERE IS A MINIMUM 1:1 COMPONENT OF RESIDENTIAL USE	
PARKING	
REQUIRED:	525 P/S
PROVIDED:	525 P/S



1

DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

