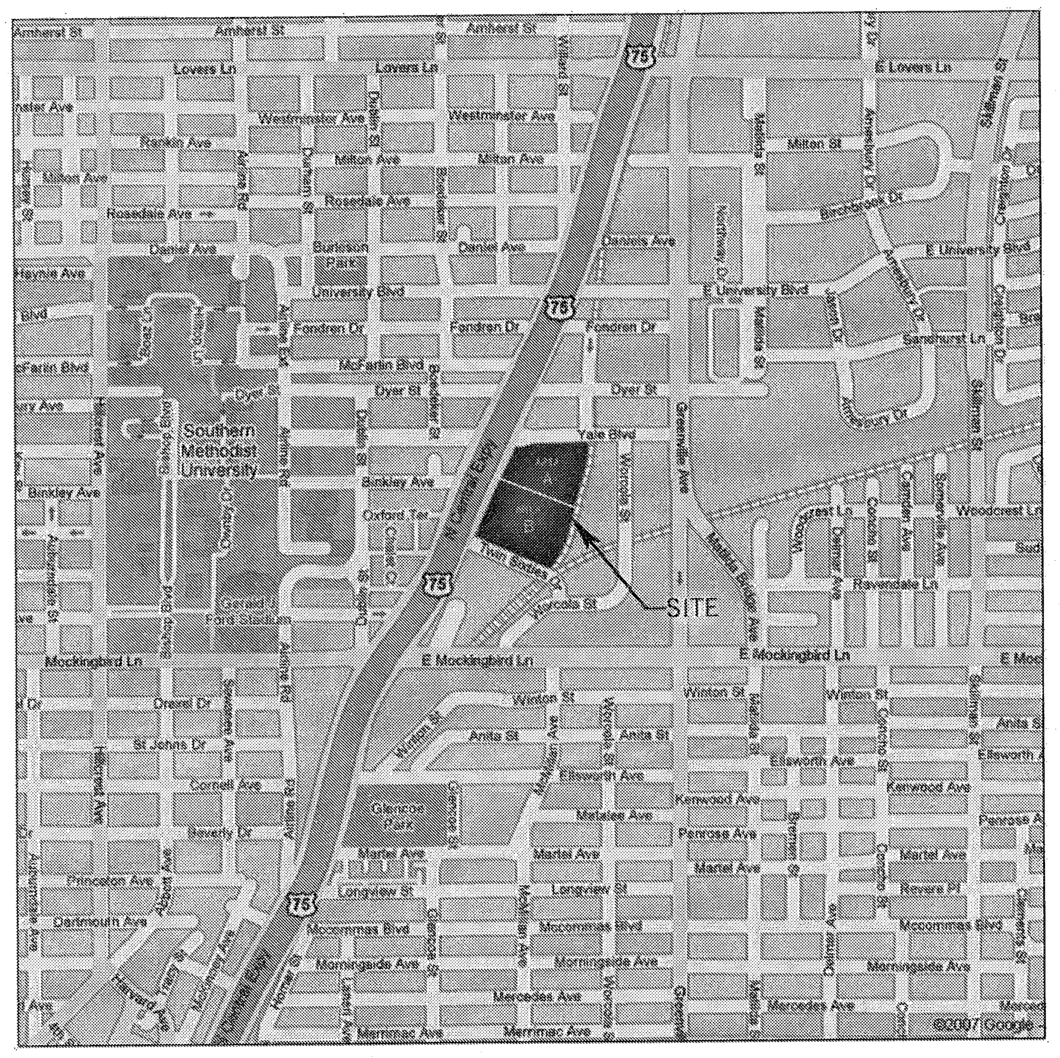
AREA MAP



ZONING CONDITIONS

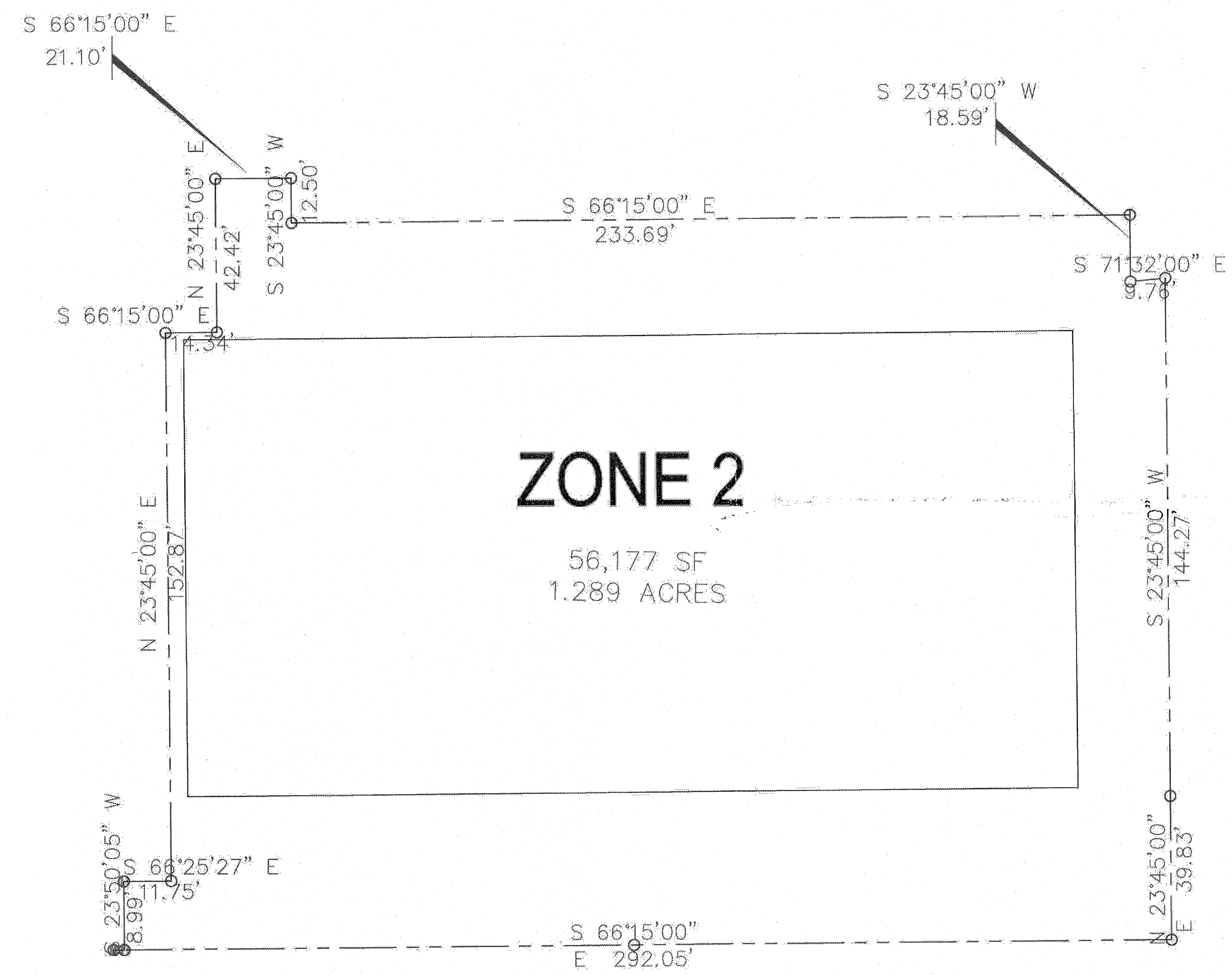
HEIGHT (FT.)	120' EXISTING
STORIES	8 STORIES EXISTING
LOT COVERAGE	70% EXISTING
FRONT YARD SETBACK	NO FRONT YARD
URBAN FORM SETBACK (FRONT YARD SETBACK)	
	0' UP TO 45' IN HEIGHT
	15' ABOVE 45' IN HEIGHT
SIDE YARD AND REAR YARD SETBACKS	184' EXISTING
REQUIRED PARKING	451 SPACES
PARKING PROVIDED	451 SPACES

ALLOWABLE AREA BREAKDOWN

ALLOWABLE FLOOR AREA = 1,497,681 SF

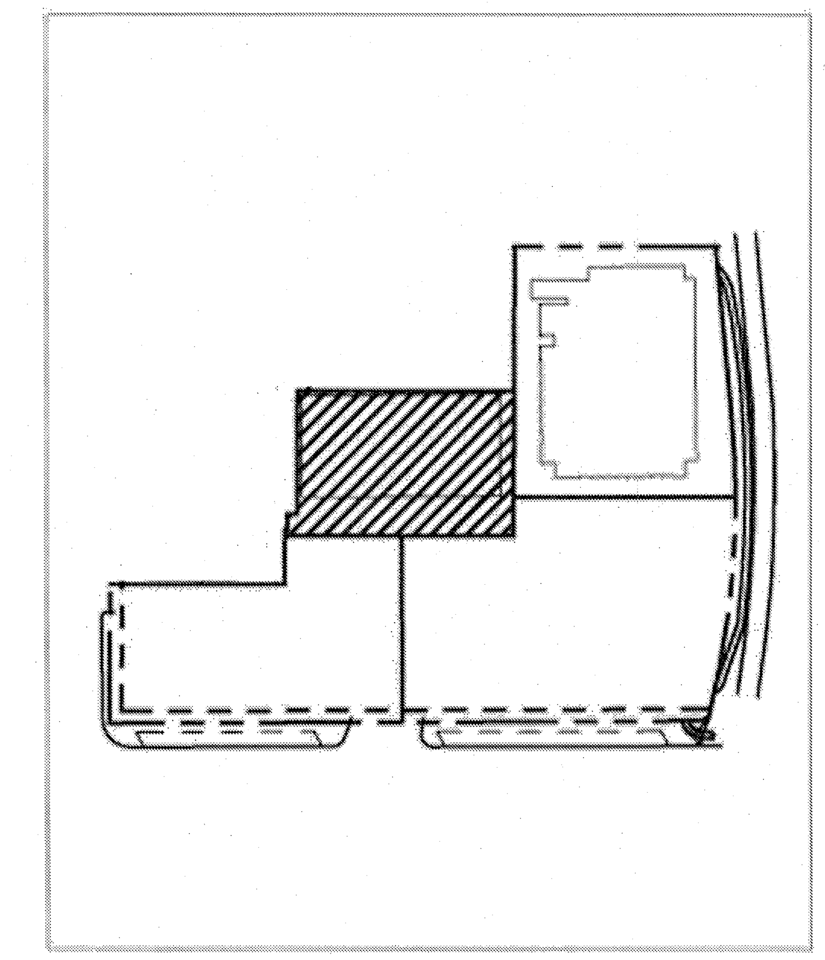
	EXISTING AREA	PROPOSED AREA	TOTAL AREA
ZONE 1	0 SF	TBD	0 SF
ZONE 2 OFFICE	224,046 SF	TBD	224,046 SF
RESTAURANT	636 SF		636 SF
ZONE 3	40,000 SF	TBD	40,000 SF
ZONE 4	0 SF	TBD	0 SF
TOTALS	264,682 SF	TBD	264,682 SF

REMAINING ALLOWABLE AREA = 1,232,999 SF



DEVELOPMENT PLAN ZONE 2

0' 25' 50' 100'



KEY PLAN

103045

28070

APPROVED BY
CITY COUNCIL

DEC - 8 2010

City Secretary

Exhibit 834B

Planned Development
District No. 834

Approved
City Plan Commission
October 21, 2010

RTKL

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Project Number 10-08013.00

PROJECT

Prescott Realty Group

6060 N. Central Expwy., Dallas TX 75206

ISSUE DRAWING LOG

10/13/2008

NOT FOR CONSTRUCTION

Date: 10/13/2008

TITLE

Development Plan
Zone 2

NUMBER

Zoning Case #Z067-284 (RB)

2008 RTKL ASSOCIATES INC.