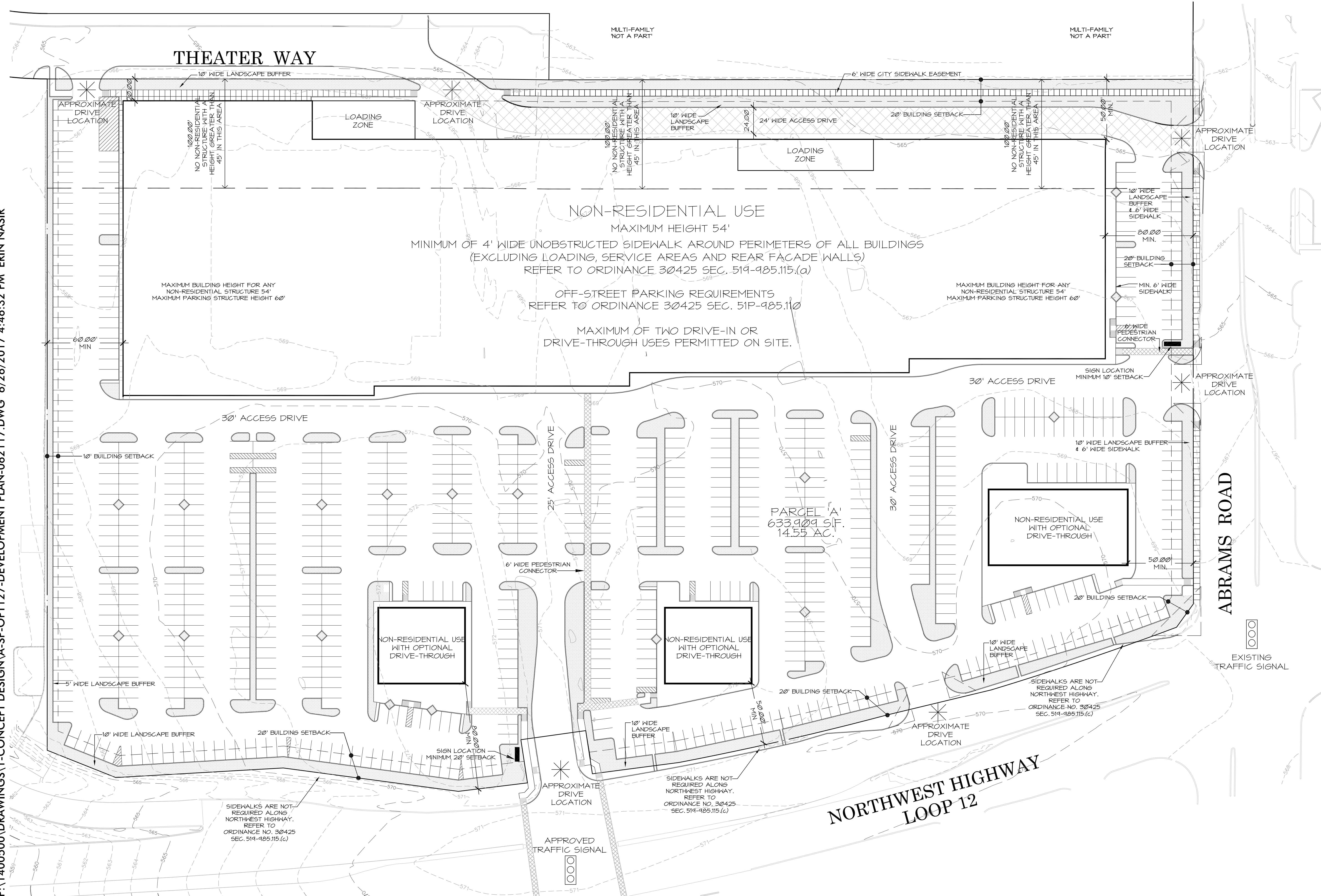


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# THEATER WAY



**SITE INFORMATION:**  
 TOTAL SITE AREA: 633,909 S.F. / 14.55 AC  
 LAND USE: COMMERCIAL  
 MINIMUM FRONT BUILDING SETBACK (LOOP 12 & ABRAMS): 20 FT  
 MINIMUM REAR BUILDING SETBACK (THEATRE WAY): 20 FT  
 MINIMUM SIDE BUILDING SETBACK: 10 FT  
 ALLOWED FLOOR AREA: 500,000 S.F.  
 PROPOSED FLOOR AREA: 200,000 S.F.  
 ALLOWED FLOOR AREA RATIO FOR ENTIRE PROPERTY: 2:1  
 PROPOSED FLOOR AREA RATIO FOR ENTIRE PROPERTY: 1:1  
 MAXIMUM FLOOR AREA RATIO FOR ANY INDIVIDUAL LOT IS 4:1  
 MAXIMUM BUILDING HEIGHT: 54 FT  
 MAXIMUM PARKING STRUCTURE HEIGHT: 60 FT  
 MAXIMUM LOT COVERAGE FOR ENTIRE PROPERTY: 70%  
 PROPOSED LOT COVERAGE: 60%  
 MAXIMUM LOT COVERAGE FOR ANY INDIVIDUAL LOT: 80%

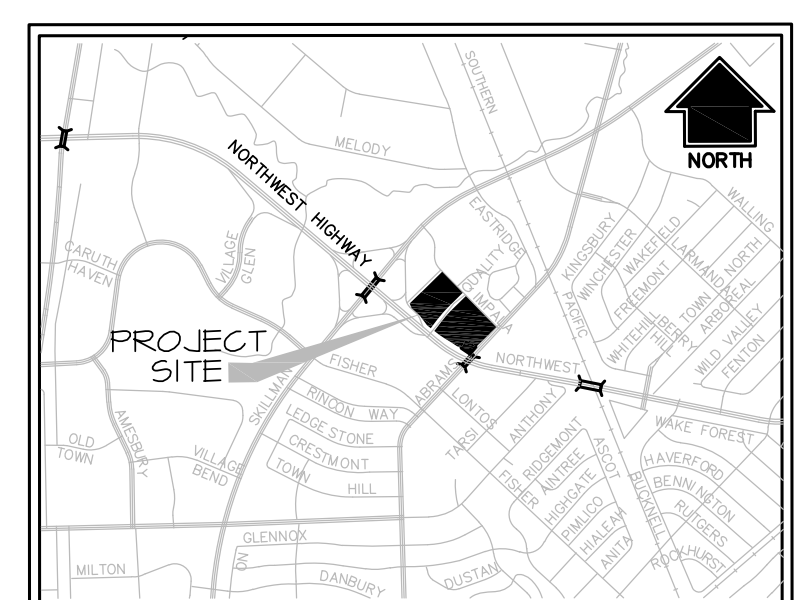
NON-RESIDENTIAL USE  
 MAXIMUM HEIGHT 54'

MINIMUM OF 4' WIDE UNOBSTRUCTED SIDEWALK AROUND PERIMETERS OF ALL BUILDINGS  
 (EXCLUDING LOADING, SERVICE AREAS AND REAR FACADE WALLS)  
 REFER TO ORDINANCE 30425 SEC. 514-985.115.(a)

OFF-STREET PARKING REQUIREMENTS  
 REFER TO ORDINANCE 30425 SEC. 514-985.110

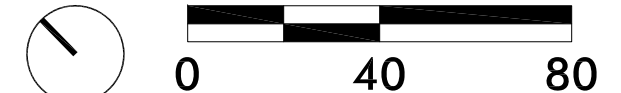
MAXIMUM OF TWO DRIVE-IN OR  
 DRIVE-THROUGH USES PERMITTED ON SITE.

PARCEL 'A'  
 633,909 S.F.  
 14.55 AC.



# HIGH POINT CROSSING DALLAS, TEXAS

DETAILED DEVELOPMENT PLAN  
 CASE NUMBER D167-021



INCOMPLETE DRAWING—DO NOT USE FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION  
 ARCHITECT: Marc Boucher  
 REGISTRATION #: 14291  
 DATE: 06/27/2017  
 JOB #: 1400500  
 Members A.I.A.  
 6802 Maple Ridge, Suite 200  
 Bellaire, Texas 77401  
 713.785.3644  
 www.bdgap.com  
 architecture + planning  
 boucher design group

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