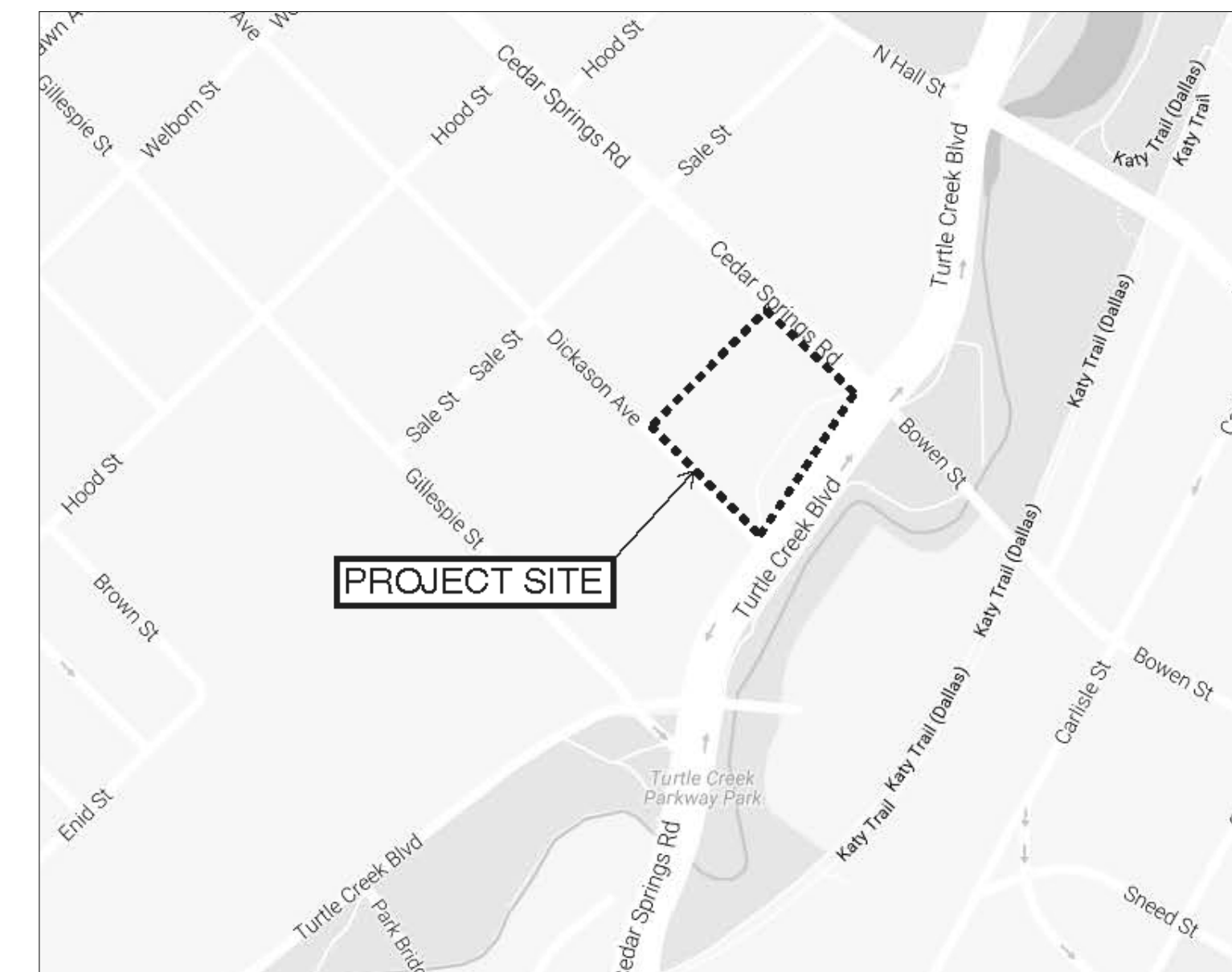
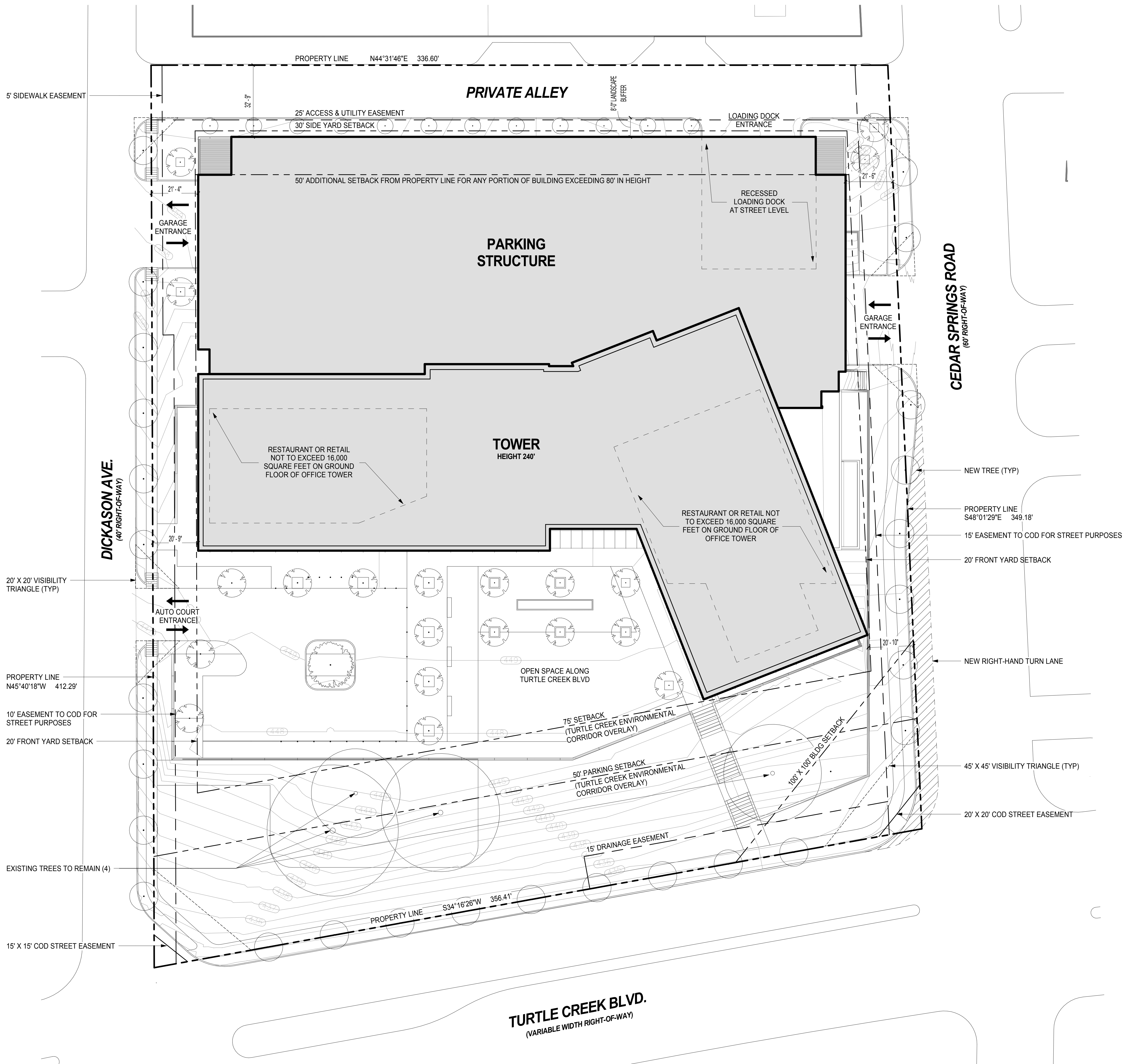


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LOCATION MAP
SCALE: NTS
NORTH

ZONING SUMMARY

ZONING DISTRICT: PD 193, PD SUBDISTRICT
OVERLAY DISTRICT: TURTLE CREEK ENVIRONMENTAL CORRIDOR
LOT AREA: 3,009 ACRES OR 131,053 SF
LAND USE: OFFICE, RESTAURANT, & RETAIL
LOT COVERAGE: 75% MAX
FLOOR AREA RATIO: 4.0 MAX
BUILDING HEIGHT: 240'-0" MAX
BUILDING SETBACKS:
 FRONT: 20' DICKASON AVE & CEDAR SPRINGS AVE
 SIDE: 30', PRIVATE ALLEY
 REAR: 10', NOT APPLICABLE
 OTHER: VARIABLE SETBACK (75' MAX) ALONG TURTLE CREEK BLVD PER TURTLE CREEK OVERLAY



PICKARD CHILTON

These documents are issued for pricing only and are not for regulatory approval, permitting or construction.

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 original issue

DEVELOPMENT PLAN 05.01.2017

revisions

1 REVISION #1 07.25.2017

title
 DEVELOPMENT PLAN

project number 15081.100

date 05.01.2017

sheet

EX-A

01 DEVELOPMENT PLAN
 SCALE: 1" = 20'-0"
 NORTH

