28904

130232

Exhibit S-97A

01 DEVELOPMENT PLAN
SCALE: 1"=40'

Planned Development
Subdistrict No. 97

Planned Development
District No. 193

Approved
City Plan Commission
December 20, 2012

Site Data	
Land Area:	103,466 SF (2.37 Acres)
Uses:	MF-3
Floor Area:	350,000 SF
Coverage:	60% maximum
Setbacks:	Front Yard: 25 FT Side Yard: 15 FT Rear Yard: 25 FT
Height:	Minimum Height of Building: 60 FT Maximum Height of Building: 115 FT to mid point of sloped roof or top of parapet at flat roof Minimum 5 stories of Dwelling Units Maximum 9 stories of Dwelling Units
Density:	Minimum number of units: 175 Maximum number of units: 265
Parking:	1.5 Spaces per Residential Unit 1.0 Bicycle space(s) per 10 Units

02 VICINITY MAP
N.T.S.

Wilder Robichaux Architects
DALLAS, TEXAS
214.748.1000

Project Owner

Associated Estates
3710 RAWLINS ST
SUITE 1415
DALLAS, TX 75219

Issued and Revisions:

No.	Date	Issue

DWELL
Turtle Creek
Dallas, Texas
Wilder Robichaux Project Number: 1205

12/28/2012

Drawing Name:
DEVELOPMENT PLAN

Sheet Number:
A1

ZONING CASE #:
Z112-182