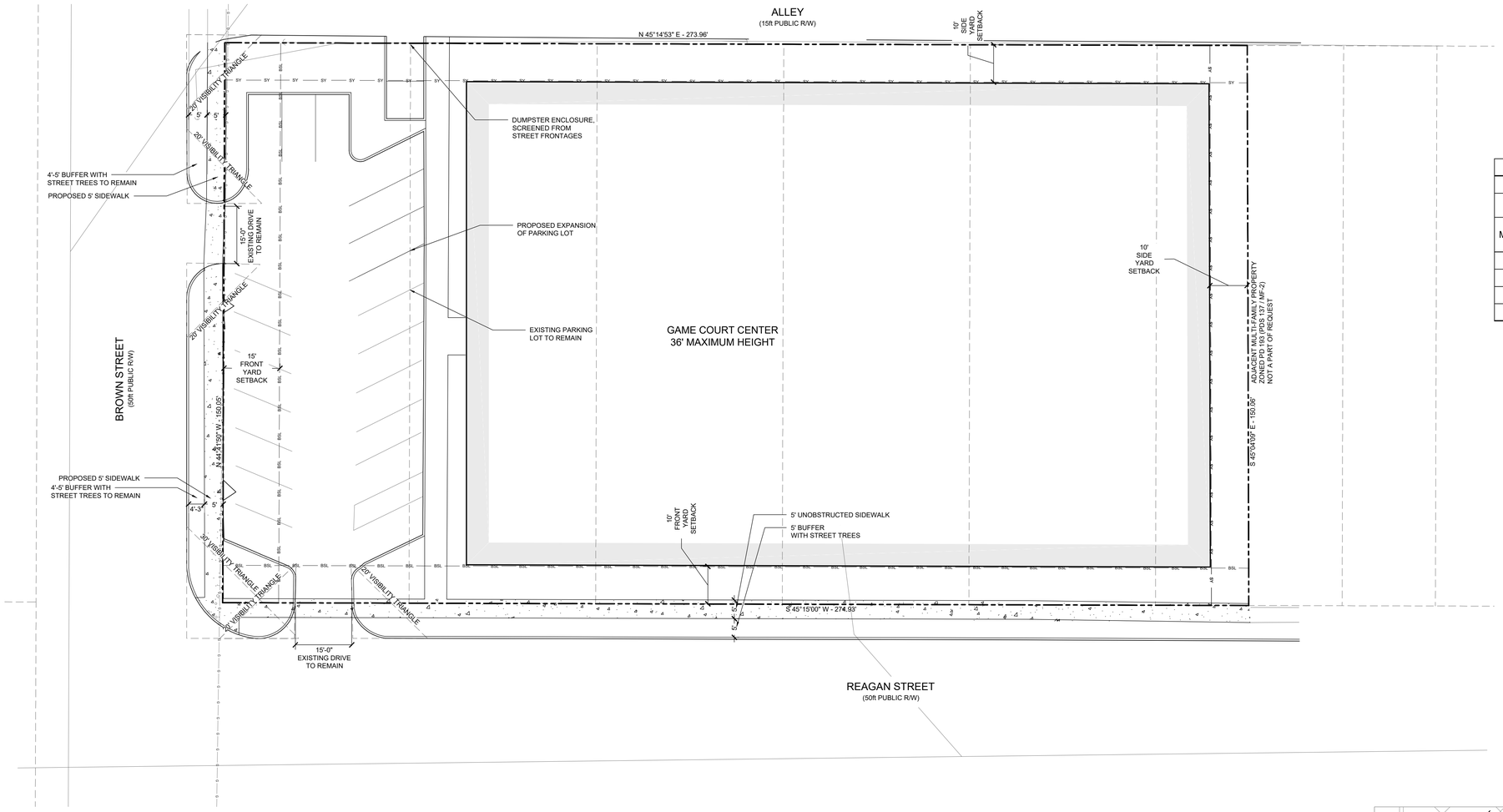
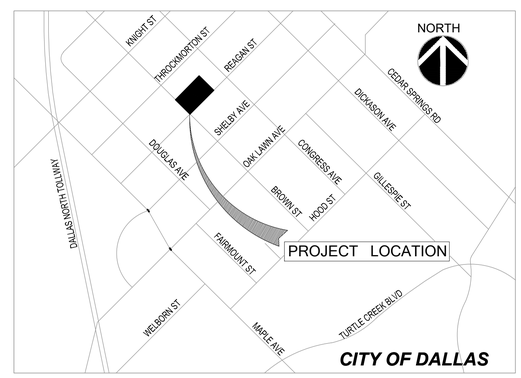


LEGEND

- EXTENT OF BUILDING
- PROPERTY LINE
- FRONT YARD SETBACK LINE
- SIDE YARD SETBACK LINE
- PEDESTRIAN PAVEMENT

PROJECT DATA TABLE	
TOTAL SITE AREA	41,181 SF
LAND USE	GAME COURT CENTER
MIN FRONT YARD SETBACK	10 FT REAGAN STREET
	15 FT BROWN STREET
MIN SIDE YARD SETBACK	10 FT
MAX BUILDING HEIGHT	36 FT
MAX LOT COVERAGE	65%
PROVIDED PARKING	20 SPACES ON-SITE



VICINITY MAP
(NOT TO SCALE)

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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ANNA ELIESE RIDGLEY #3766

DEVELOPMENT PLAN
Z-26-000054

NOT FOR CONSTRUCTION

PROJECT

ACE PADEL DALLAS

ADVENTURA ASSET MANAGEMENT
2701 REAGAN STREET DALLAS, TEXAS

LANDDESIGN PROJ.#
8526001

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	ISSUE FOR OLC	01.27.2026
	REISSUE	06.15.2026

SCALE
VERT: NA
HORZ: 1/16"=1'-0"
0 8 16 32

NORTH

SHEET TITLE
Z-26-000054
DEVELOPMENT PLAN
GAME COURT CENTER

SHEET NUMBER
LS1.01