



SITE DATA SUMMARY TABLE
ZONING: PD311

SITE AREA:
849,565 SF
19.5033 ACRES

MAXIMUM BUILDING FLOOR AREA: 1,100,000 SF
PROPOSED BUILDING FLOOR AREA: 1,099,500 SF

MAXIMUM LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 34.2%

PARKING REQUIRED:	USE	REQUIRED	EXISTING FLOOR AREA/UNITS REMAINING	TOTAL FLOOR AREA/UNITS	SPACES
Accessory Community Center	1 Space/200 SF	31,375 SF	36,170 SF	181	
Nursing Home/Hospice Care	1 Space/6 Beds	347,564 SF/299 BEDS/UNITS	347,564 SF/299 BEDS/UNITS	50	
Office	1 Space/333 SF	---	17,129 SF	52	
Retirement Housing	1 Space/Unit	335,235 SF/225 UNITS	698,397 SF/378 UNITS	376	

PARKING PROVIDED:
TOTAL REQUIRED: 659
TOTAL PROVIDED PARKING: 718

BUILDING SETBACKS:
Front Yard: 25'
Side Yard: 25'
Back Yard: 25'

** PROPOSED SIDEWALKS, DRIVEWAYS AND PARKING SPACES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS AND LAYOUT MAY VARY.

- FUTURE BUILDING
- NEW BUILDING
- SHADE STRUCTURES

DEVELOPMENT PLAN
CC YOUNG
EXHIBIT 311 A
4829 W. LAWTHER DRIVE
CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	02/17/20	1"=50'	SITE	1713	057

JOB NO. 1713.057 E-FILE DWG. NO. M190-017

P:\Cadd\2017\1713.057 C.C. Young\Development\2DWG\DEVELOPMENT PLAN.dwg, 4/16/2019 10:48:56 AM, Taylor, Mabrey