

**SITE DATA SUMMARY TABLE**  
ZONING: PD311

SITE AREA:  
849,565 SF  
19.5033 ACRES

BUILDING FLOOR AREA: 1,100,000 SF

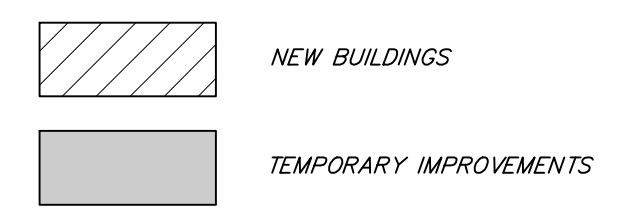
LOT COVERAGE: 40%

PARKING REQUIRED:	USE	REQUIRED	EXISTING FLOOR AREA/UNITS REMAINING	TOTAL FLOOR AREA/UNITS	SPACES
Accessory Community Center	1 Space/200 SF		20,375 SF	31,375 SF	157
Nursing Home/Hospice Care	1 Space/6 Beds		72,273 SF/255 BEDS/UNITS	268,023 SF/274 BEDS/UNITS	46
Office	1 Space/333 SF		-	16,500 SF	50
Retirement Housing	1 Space/Unit		292,100 SF/239 UNITS	673,100 SF/417 UNITS	417

PARKING PROVIDED:  
TOTAL REQUIRED: 670  
TOTAL PROVIDED PARKING: 688

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



**DEVELOPMENT PLAN**

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

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	4/21/16	1"=50'	SITE	14	344

JOB NO. 14344 E-FILE DWG. NO. Z145-165

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LETICIA LACKEY  
INSTRUMENT NUMBER  
200900289508

MOCKINGBIRD  
MANOR ADDITION  
BLOCK 3, 2965  
V.111, P.2821

EXISTING BUILDING THAT MAY BE  
REMOVED FOR FUTURE PHASES

**DART R.O.W.**  
(SEE 224)  
WIDTH: 65 FT

Δ=21°05'23"  
R=1482.40'  
T=275.95'  
L=545.65'  
CBD=N67°52'15"E  
CD=542.58'

Δ=7°01'20"  
R=756.20'  
T=46.40'  
L=92.68'  
CBD=S02°43'00"E  
CD=92.62'

Δ=52°41'20"  
R=278.31'  
T=137.82'  
L=255.93'  
CBD=N20°07'00"E  
CD=247.01'