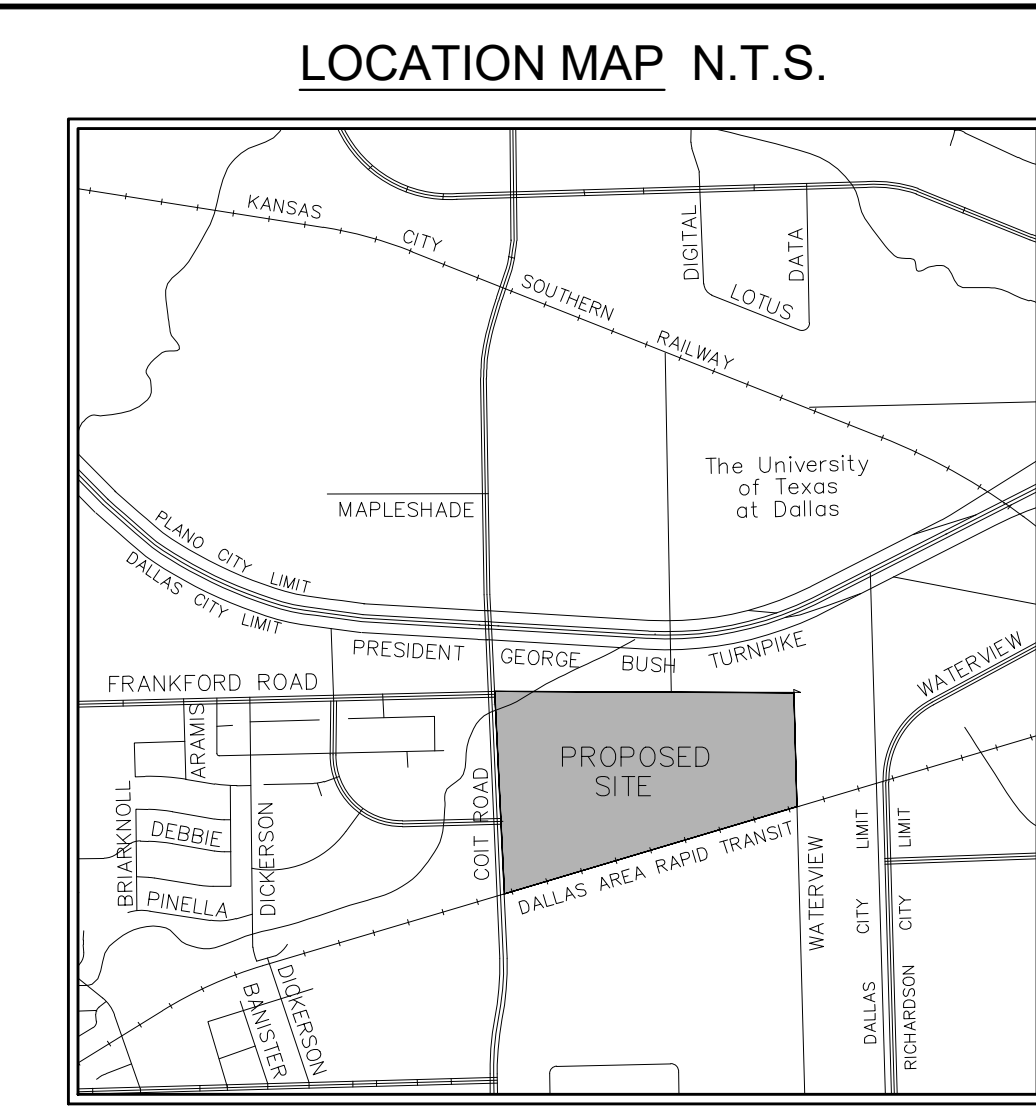
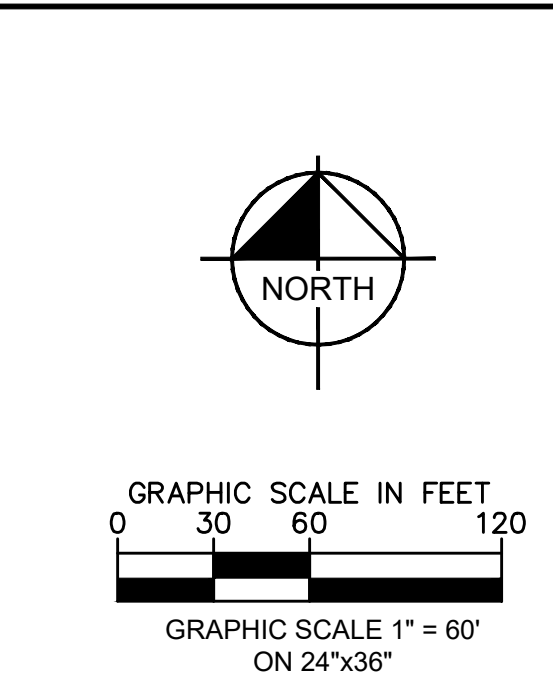
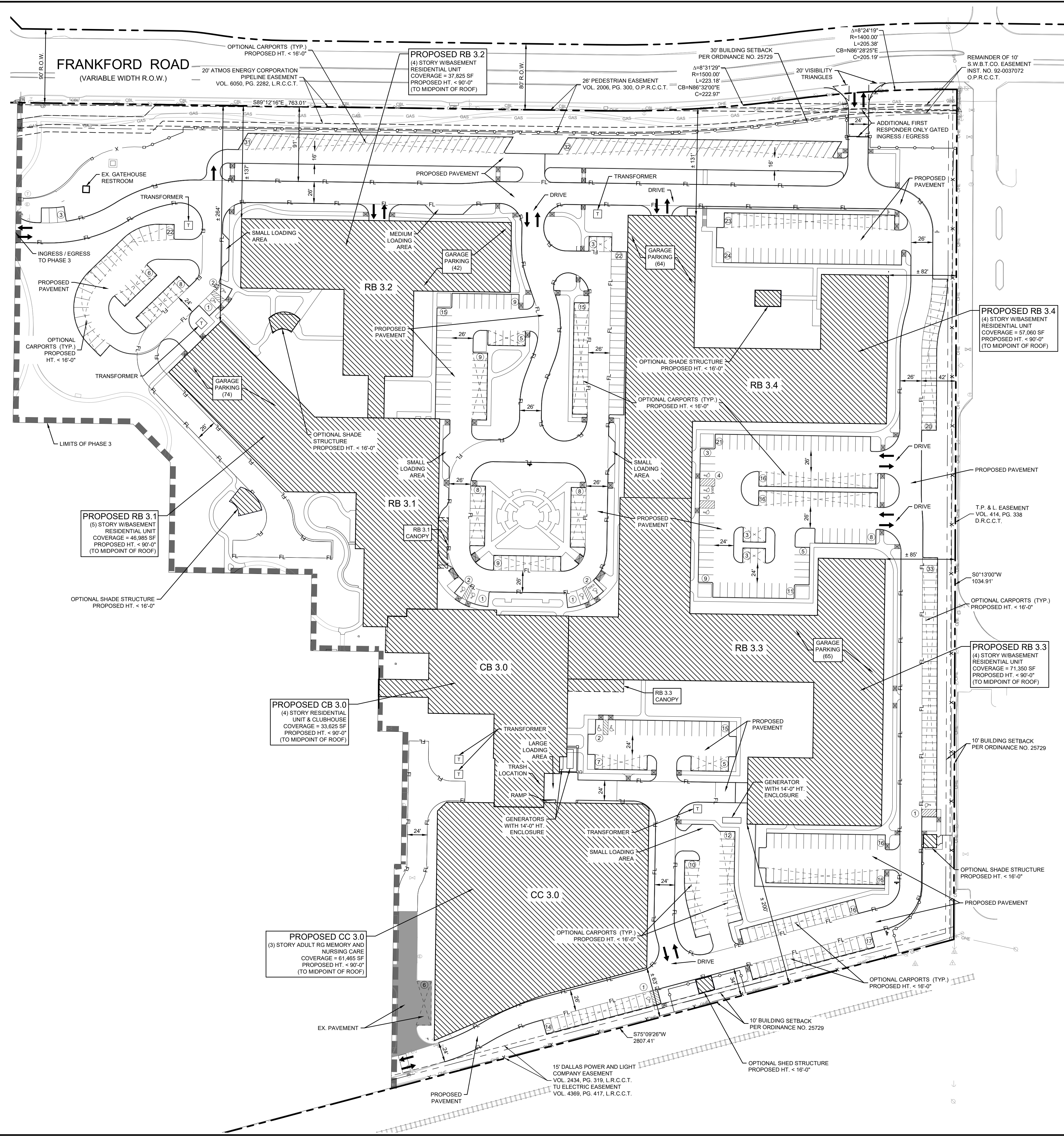


erickson logo - EP1502014 - Date: 2020/12/14 - Lot: 4676059 - Map: 075 - EP1502014 - Date: 2020/12/14 - Lot: 4676059 - Map: 075 -
 2576059 - Date: 2020/12/14 - Lot: 4676059 - Map: 075 - EP1502014 - Date: 2020/12/14 - Lot: 4676059 - Map: 075 -
 KIMBLEY HORN AND ASSOCIATES, INC. 12177020 271 W.
 HIGHLAND SPRINGS, TEXAS 75042
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- NOTES**
1. LIGHTING STANDARDS WILL MEET PD 695. EXACT ON-SITE LIGHTING LOCATION TO BE DETERMINED AT TIME OF PERMITTING.
 2. SITE PROPERTY USES: RETIREMENT HOUSING, MEMORY AND NURSING CARE, FITNESS AREAS, RESTAURANTS, LIBRARY, CLASSROOMS, AND OFFICE SPACE.

PARKING DATA

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS
DWELLING UNITS	547 UNITS	188 UNITS	568 UNITS	349 UNITS	1652 UNITS
REQUIRED (1.1 SPACES / UNIT)	602 SPACES	207 SPACES	625 SPACES	384 SPACES	1818 SPACES
PROVIDED (ADA INCLUDED)	853 SPACES	223 SPACES	796 SPACES	404 SPACES	2276 SPACES
HANDICAPPED (VAN ACCESSIBLE INCLUDED)	19 SPACES	8 SPACES	25 SPACES	12 SPACES	64 SPACES
HANDICAPPED VAN ACCESSIBLE	4 SPACES	4 SPACES	7 SPACES	7 SPACES	22 SPACES

BUILDING DATA

	* PHASE 1	** PHASE 2	PHASE 3	PHASE 4	TOTALS
DWELLING UNITS	547 UNITS	188 UNITS	568 UNITS	349 UNITS	1652 UNITS
GROSS SQUARE FOOTAGE (SF) *	747,930 SF	-	-	-	-
GROSS UNIT SQUARE FOOTAGE (SF) **	-	267,950 SF	-	-	-
FLOOR AREA (SF)	-	-	1,173,872 SF	648,892 SF	-
FLOOR AREA RATIO	* 0.220:1	** 0.072:1	0.314:1	0.174:1	0.780:1
LOT COVERAGE***	5.64%	3.62%	8.33%	5.48%	23.07%

* AS INDICATED BY DEVELOPMENT PLAN PHASE 1
 ** AS INDICATED BY DEVELOPMENT PLAN PHASE 2
 *** TOTAL LOT AREA = 3,736,904 SF

LIMITED MAIN USES

	PHASE 3	OVERALL
TOTAL LIMITED MAIN USES	51,870 SF	171,505 SF
TOTAL FLOOR AREA	978,360 SF	2,680,906 SF
LIMITED MAIN USES / TOTAL FLOOR AREA	5.3%	6.4%

LOADING AREAS

2 PER FIRST 300,000 SF AND 1 FOR EACH ADDITIONAL 200,000 SF OR FRACTION. FIRST REQUIRED AND AT LEAST 40% OF TOTAL REQUIRED MUST BE LARGE OR MEDIUM.

REQUIRED:

300,000 SF	2 REQUIRED
2,576,418 SF	13 REQUIRED
2,876,418 SF TOTAL	15 TOTAL REQUIRED *

* 4 LARGE/MEDIUM AND 3 SMALL EXISTING LOADING AREAS PROVIDED IN PHASE 1, 2, AND 4.

** 2 LARGE/MEDIUM AND 6 SMALL LOADING AREAS REQUIRED

- RB 3.1 GARAGE - 1 SMALL LOADING AREA
- RB 3.3 GARAGE - 1 SMALL LOADING AREA

ZONE 'B'
 (LOT 3, BLOCK B/8735)
PLANNED DEVELOPMENT
DISTRICT NO. 695
DEVELOPMENT PLAN
PHASE 3
M201-004

NO.	REVISIONS	DATE	BY

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1500 FAX: 972-259-5820
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KHA PROJECT

63939003	DATE	12/16/2020
SCALE	AS SHOWN	JAK
DESIGNED BY	JAK	JAK
DRAWN BY	JAK	BJM
CHECKED BY	BJM	

HIGHLAND SPRINGS
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 DALLAS, TEXAS

PHASE 3
DEVELOPMENT PLAN
 SHEET NUMBER
1 OF 1