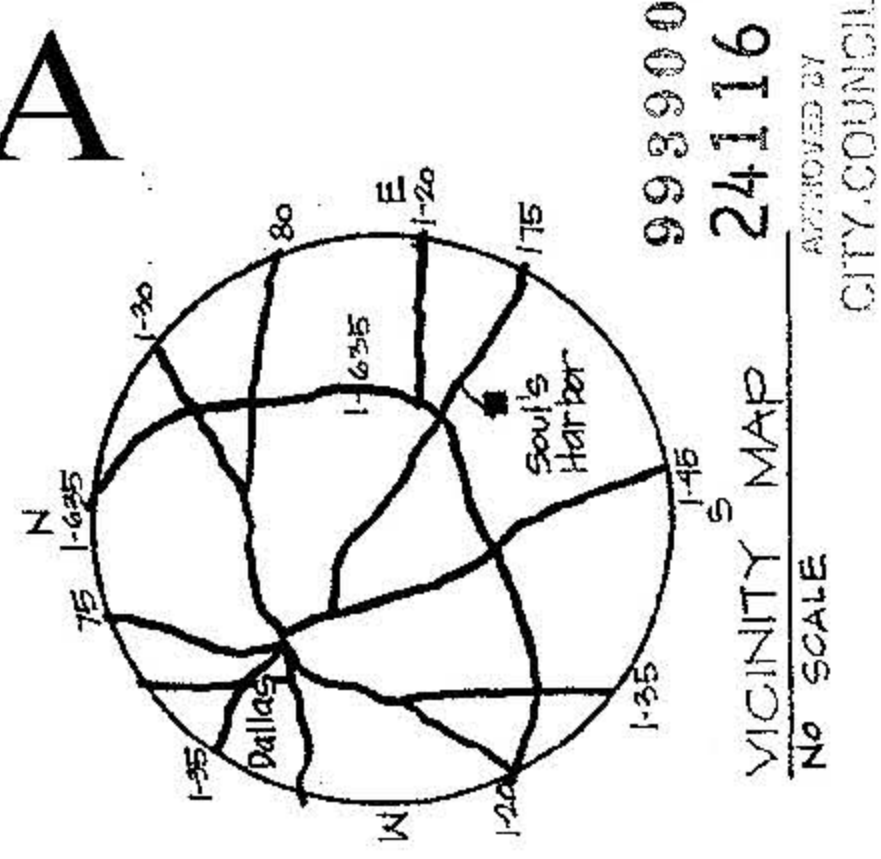


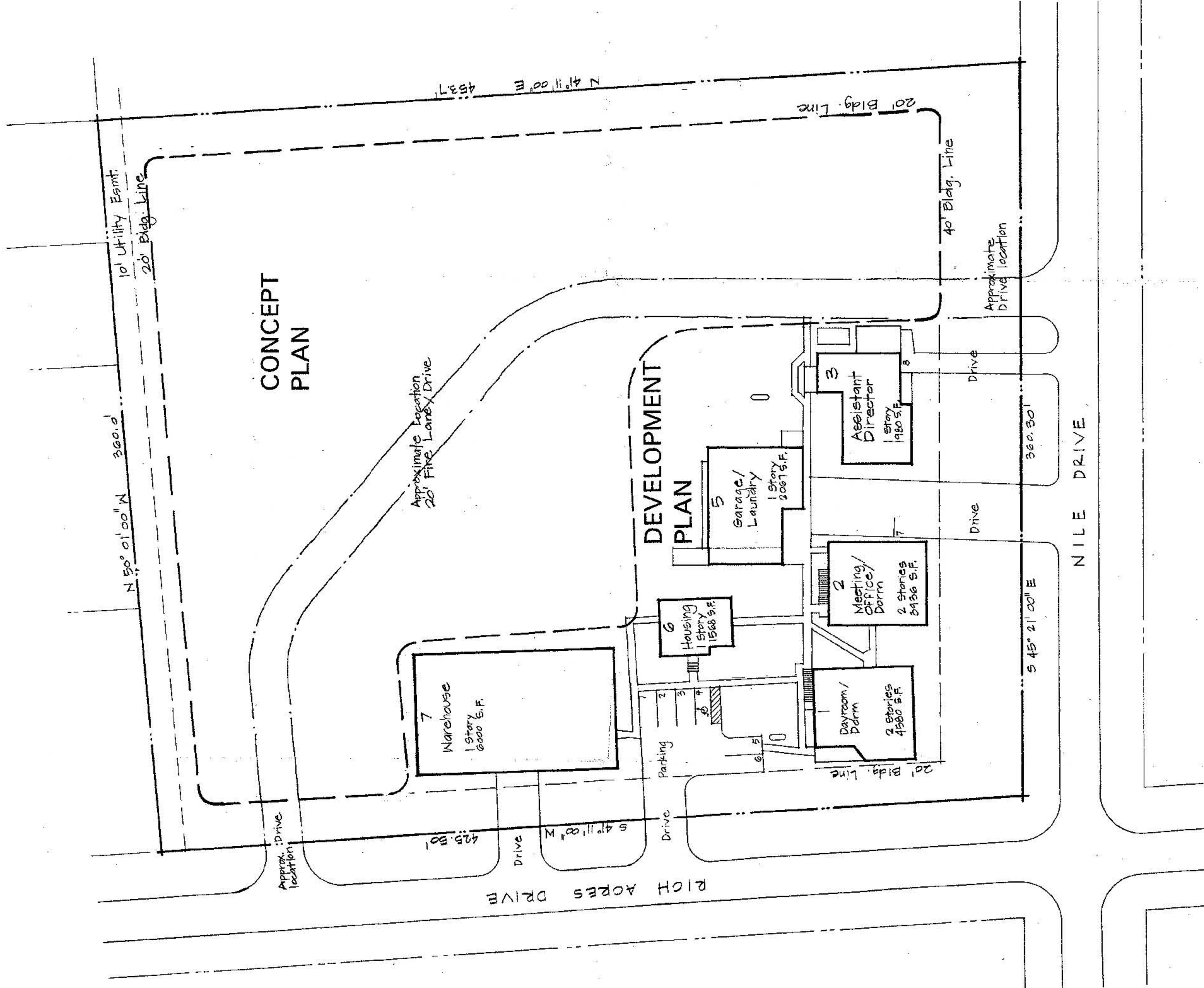
Date	July 14, 1999
Revisions	Sept. 20, 1999
Sheet No.	1

# EXHIBIT 566A



Approved  
City Plan Commission  
B. Yeol  
DEC 00 8999

PLANNED DEVELOPMENT DISTRICT NO. 530b  
2489-21113133-SE(55)



**SOUL'S HARBOR**

**PLANNED DEVELOPMENT DISTRICT CONDITIONS**

- Site Area: 3.63 acres (lots 1,2, and 3 of City Block 2/9782)
- Uses: Adult day care facility, lodging or boarding house, Group residential facility, single family, warehouse as an accessory use (as these uses are defined in Chapter 51-A of the Dallas Development Code, as amended)
- Setbacks: Nile Drive frontage: 40 feet  
Rich Acres Drive frontage: 20 feet  
Side Yard: 20 feet  
Rear Yard: 20 feet  
Warehouse: minimum setback of 50 feet from side lot lines.
- Height: Maximum height for all structures is 30 feet.
- Maximum Coverage: 40%
- Maximum total floor area: 37,200 square feet  
Maximum warehouse floor area: 12,000 square feet
- Existing floor area: total 20,200  
warehouse: 6,000  
residential and ancillary: 14,200
- Maximum residents: 130
- Parking: 1 space per 10 residents. Minimum of 8 spaces shall be provided.
- Landscaping: New development in future development area must comply with Article 10 - Landscape and Tree Regulations of the Dallas Development Code.

**CONCEPT DEVELOPMENT PLAN**  
1" = 30'

