

$\Delta=21'05''23''$   
 $R=1482.40'$   
 $T=275.95'$   
 $L=545.65'$   
 $CBD=N67'52''15''E$   
 $CD=542.58'$

$\Delta=7'01''20''$   
 $R=756.20'$   
 $T=46.40'$   
 $L=92.68'$   
 $CBD=S02'43''00''E$   
 $CD=92.62'$

$\Delta=52'41''20''$   
 $R=278.31'$   
 $T=137.82'$   
 $L=255.93'$   
 $CBD=N20'07''00''E$   
 $CD=247.01'$

$\Delta=10'56''42''$   
 $R=318.10'$   
 $T=30.48'$   
 $L=60.77'$   
 $CBD=N51'56''01''E$   
 $CD=60.67'$

**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%

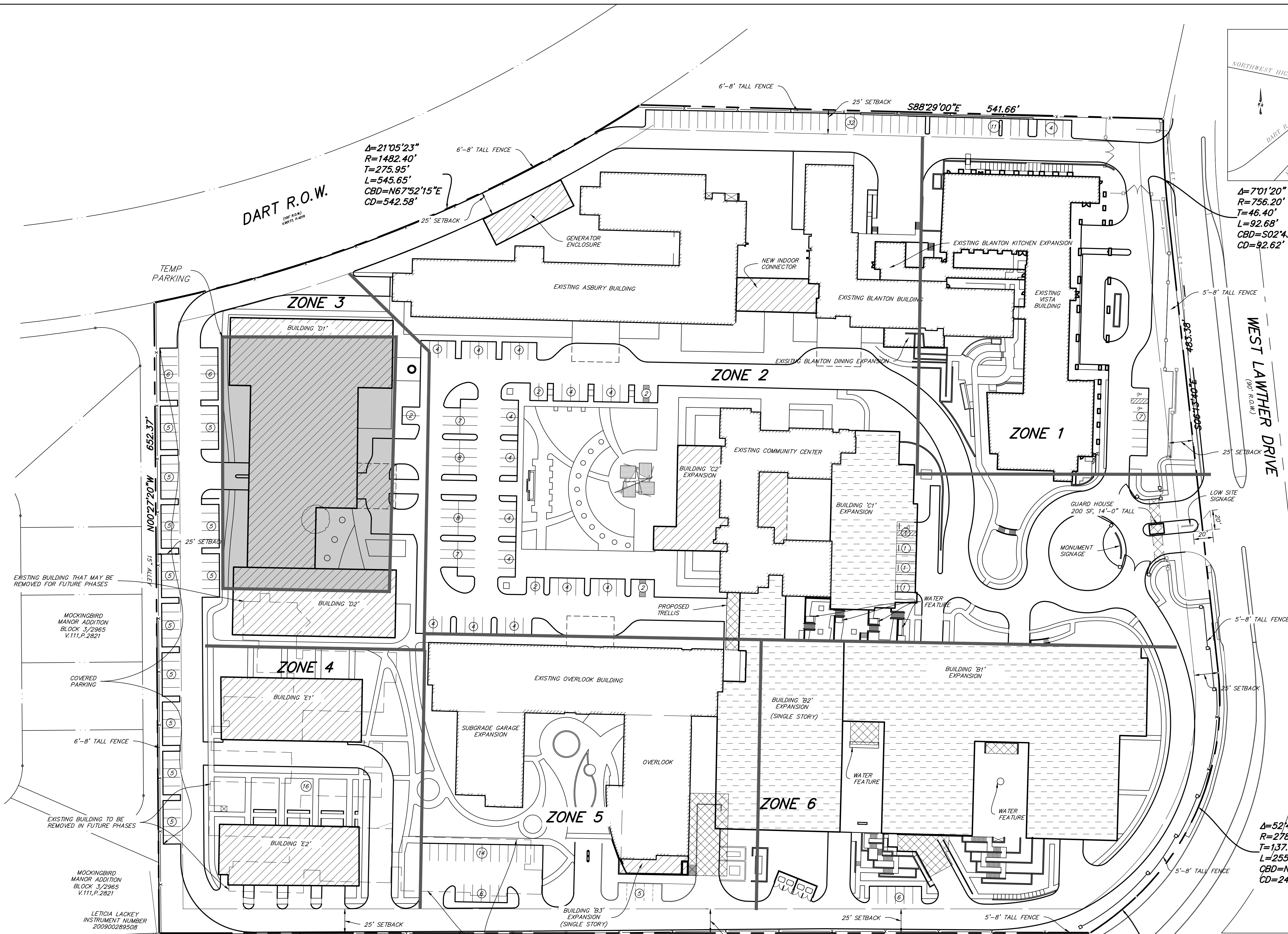
PARKING REQUIRED:	USE	REQUIRED	EXISTING FLOOR AREA/UNITS		TOTAL FLOOR AREA/UNITS	SPACES
			REMAINING			
	Accessory Community Center	1 Space/200 SF	31,375 SF	36,170 SF	181	
	Nursing Home/Hospice Care	1 Space/6 Beds	347,564 SF/299 BEDS/UNITS	347,564 SF/299 BEDS/UNITS	50	
	Office	1 Space/333 SF	---	17,129 SF	52	
	Retirement Housing	1 Space/Unit	335,235 SF/225 UNITS	698,397 SF/376 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	05/06/20	1"=50'	SITE	1713	057
JOB NO.	1713.057	E-FILE		DWG. NO.	M190-017	

P:\CH\2017\1713.057 C.C. Young, Director, 2D\DWG\DEVELOPMENT PLAN.dwg, 5/6/2020 1:41:28 PM, T:\cyr, Mccoy