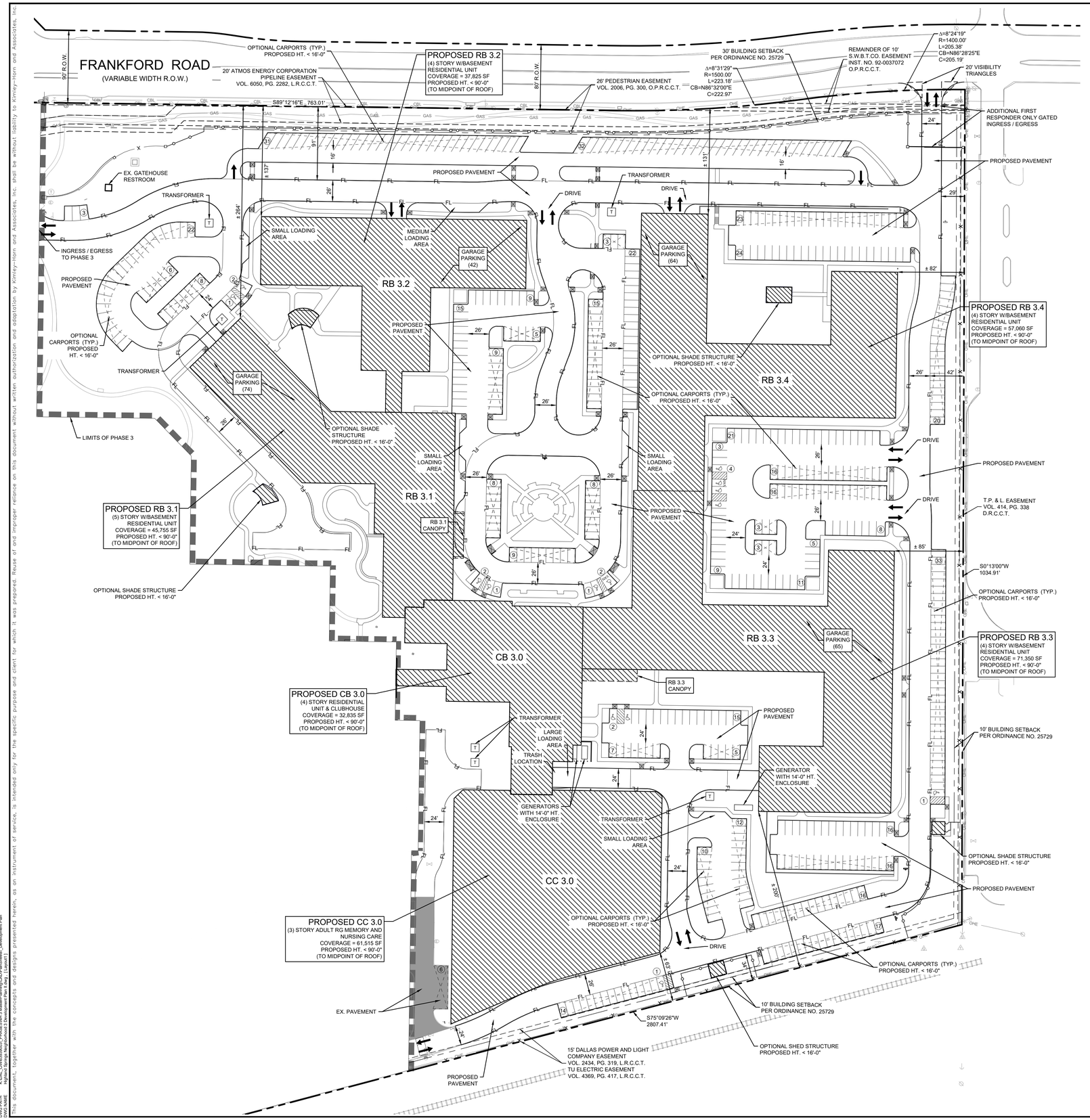
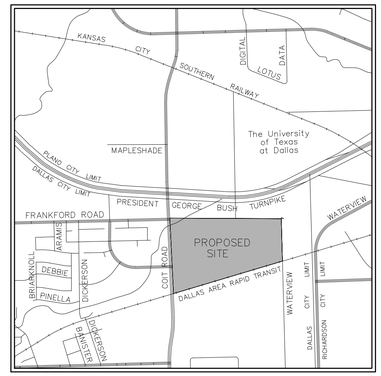


NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

GRAPHIC SCALE 1" = 60'
ON 24"x36"

LOCATION MAP N.T.S.



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 I	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 ACCESIBLE 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 I	** 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)	-	-	1,173,072 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%	8.26%	5.48%	23.00%

* 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	977,560 SF	2,680,106 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
2,575,618 SF	13 REQUIRED
2,875,618 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
D190-003

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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KHA PROJECT 63939003
DATE 07/27/2020
SCALE AS SHOWN
DESIGNED BY JAK
DRAWN BY JAK
CHECKED BY BJM

HIGHLAND SPRINGS
Add more Living to your Life®
Erickson LIVING
DALLAS TEXAS

PHASE 3
DEVELOPMENT PLAN

SHEET NUMBER
1 OF 1

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IMAGES
LAST SAVED
LAST PLOTTED
PLOTTED BY
DWG NAME

erickson logo - EPSG26914_Data20220214_Lat32.995681_Lon-96.790459_Map0.075 - EPSG26914_Data0000000000_Lat32.995220_Lon-96.783293_Map0.149 - XrefErickson (no z).dwg - xBlock-RB3.2 - xBlock-RB3.1 - xBlock-RB3.4 - xBlock-RB3.3 - xBlock-Erick-RB3.2 - xBlock-Erick-RB3.1 - xBlock-Erick-RB3.4 - xBlock-Erick-RB3.3 - xHatchscapeDevPlan - xKeymap-NW3 Bound
KXREfBox_4.dwg, 7/30/2020 8:59:24 AM, JAustin, Phase3 Master\Planning\CAD\PlanSheets_Development Plan
Highland Springs Neighborhood 3 Development Plan II.dwg - (Layout1)