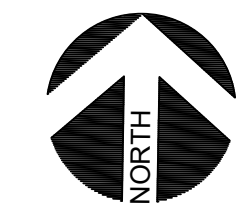


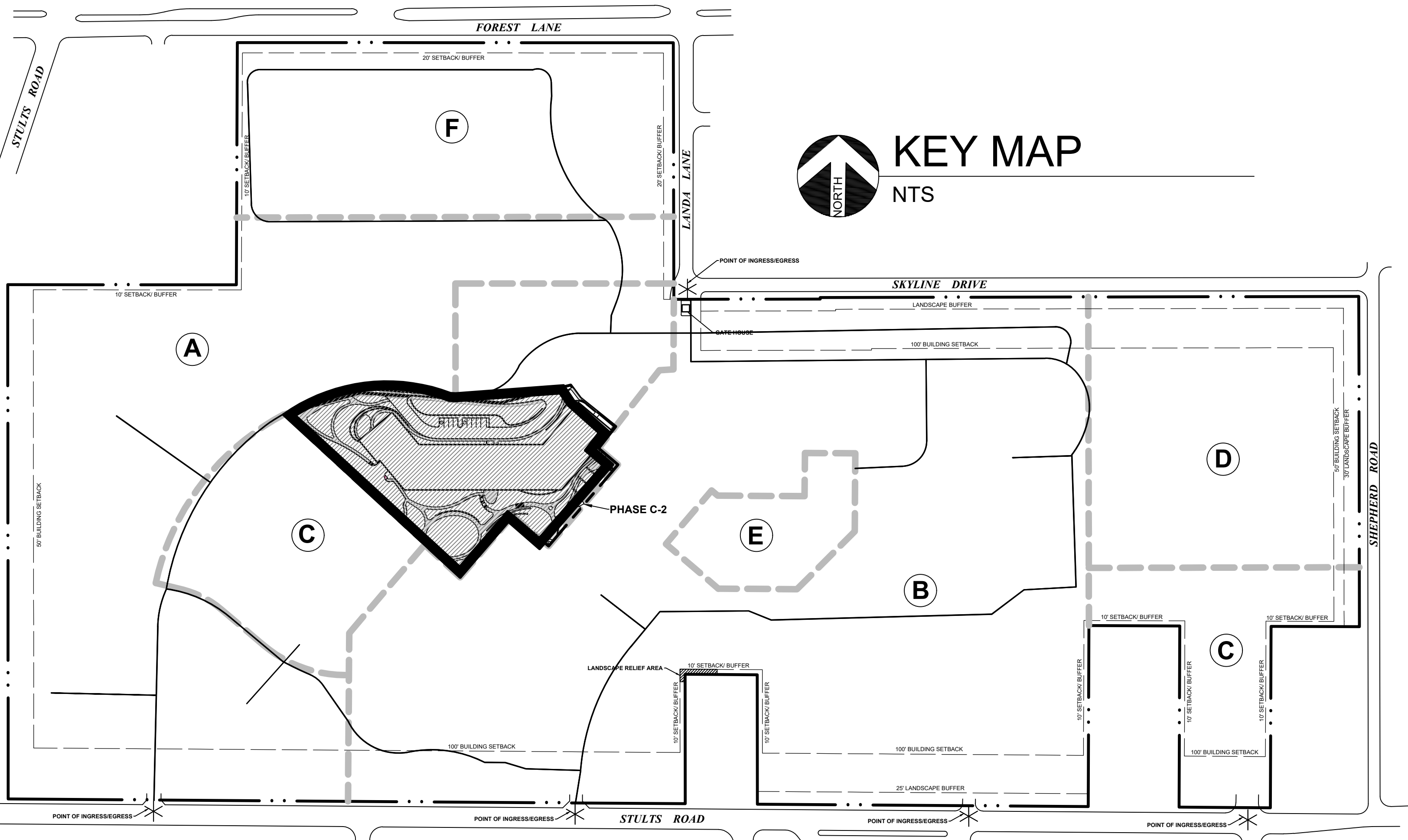
PHASE C-2 VICINITY MAP
NTS



DEVELOPMENT PLAN
SCALE: 1" = 30'-0"
30 0 15 30 60 120

KEY
INTERNAL SIDEWALK

PART OF LOT 1B BLOCK 1/7505
SUBAREA C-2 DEVELOPMENT PLAN
SUBAREA C-2 AREA: 3.19 ACRES/ SUBAREA C TOTAL AREA: 8.97 (PD LAND AREA 66.33 ACRES/2,889,334 SQ FT)
USE: APARTMENT RETIREMENT HOUSING AND ACCESSORY OFFICE
DWELLING UNITS: 112
BLDG HEIGHT: 72 FT / PD SUBAREA C MAX HEIGHT: 72 FT
BLDG SQ FT: 171,550 (FLOOR AREA) + 52,228 (GARAGE AREA) + 2,900 sf OFFICE SF
PARKING: 1 LEVEL GARAGE (BELOW GRADE), 130 SPACES; 9 SURFACE PARKING
NOTE: RETIREMENT HOUSING REQUIRES 1 PARKING SPACE PER DWELLING UNIT.
ACCESSORY OFFICE USES REQUIRE NO PARKING



KEY MAP
NTS

SUBAREA C						
PD 456 SUBAREA C	EXISTING	PROPOSED	MAX LISTED ON CONCEPT PLAN*	OVERALL PD EXISTING	OVERALL PD PROPOSED	MAX OVERALL PD
APARTMENT RETIREMENT HOUSING	95	159 (NET INCREASE OF 64 UNITS)	226 UNITS	172	236	--
TOTAL UNITS/BEDS IN PD				600	696	1,032 UNITS/BEDS
ADMINISTRATIVE, DINING, HEALTH OFFICES, AND OTHER ACCESSORY USES (IN SQ FT)	3,341	6,241	3,341	60,346	63,246	74,446
MAINTENANCE (IN SQ FT)	3,780	NO CHANGE	3,780	3,780	3,780 SF	12,460
OVERALL FLOOR AREA	45,330	171,550	N/A	1,169,534	1,295,754	1,444,667
MINIMUM PARKING	400	484	N/A	892	970	--
*PER CONCEPTUAL PLAN, DEVELOPMENT MAY TRANSFER BETWEEN SUBAREAS AS LONG AS MAXIMUMS ARE NOT EXCEEDED.						
PROPOSED FAR	0.45		MAX FAR	0.5		
PROPOSED LOT COVERAGE	19.60%		MAX LOT COVERAGE	25%		

07/26/2019
PROJECT NUMBER
CASE NUMBER

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EXHIBIT 456D
DEVELOPMENT PLAN FOR
SUBAREA C PHASE 2