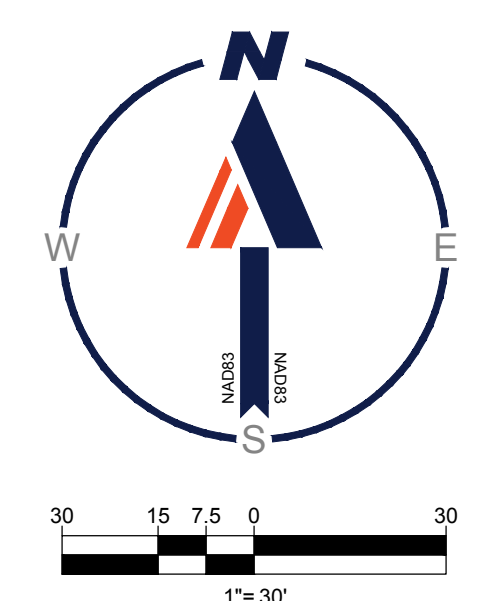


LOCATION MAP

SITE DATA TABLE	
LEGAL	
LOT 1, BLOCK 3185 BROOKS MANOR DALLAS LOAN AND LAND COMPANY'S ADDITION NO. 2 VOLUME 106, PAGE 230 D.R.D.C.T.	
ADDRESS	
520 W PAGE AVE DALLAS, TEXAS 75208	
ZONING	
PD 919 (BASE MF-3(A)) FRONT BUILDING SETBACK: 35'	
BUILDING	
STORIES: 4 (60' MAX. HEIGHT) SENIOR LIVING GROSS SQUARE FOOTAGE: 187,414 (4.302 AC) MEDICAL CLINIC GROSS SQUARE FOOTAGE: 6,800 SF SENIOR LIVING UNIT COUNT: 260 UNITS (38.8 DUA)	
PARKING	
SENIOR LIVING	REQ: 104 SPACES (0.4:1 DU) PROPOSED: 104 (0.4:1 DU)
MEDICAL CLINIC	REQ: 34 (1:200) PROPOSED: 34 (1:200)
SITE	
IMPERVIOUS COVERAGE (SF): 174,675 (59.8%)	

HATCH LEGEND

	HEAVY DUTY CONCRETE (TRASH)
	MEDIUM DUTY CONCRETE
	STANDARD DUTY CONCRETE
	SIDEWALK CONCRETE
	STAMPED CONCRETE (BRICK PAVEMENT)



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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 PROJECT No.: TD192026
 DRAWN BY: CRJ
 DATE: 8/31/2020
 CHECKED BY: LJK
 CAD I.D.:
 PROJECT:

THE OAKS
 FOR

 LOT 1, BLOCK 3185
 BROOKS MANOR
 DALLAS LOAN AND LAND COMPANY'S
 ADDITION NO. 2
 VOLUME 106, PAGE 230
 D.R.D.C.T.

BOHLER
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 TX@BohlerEng.com
 TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:
CONCEPTUAL DEVELOPMENT PLAN
 SHEET NUMBER:

11/10/2019 10:02:00 AM DRAWINGS PLAN SETS 2020/10/19 10:02:00 AM LAYOUT DEVELOPMENT PLAN