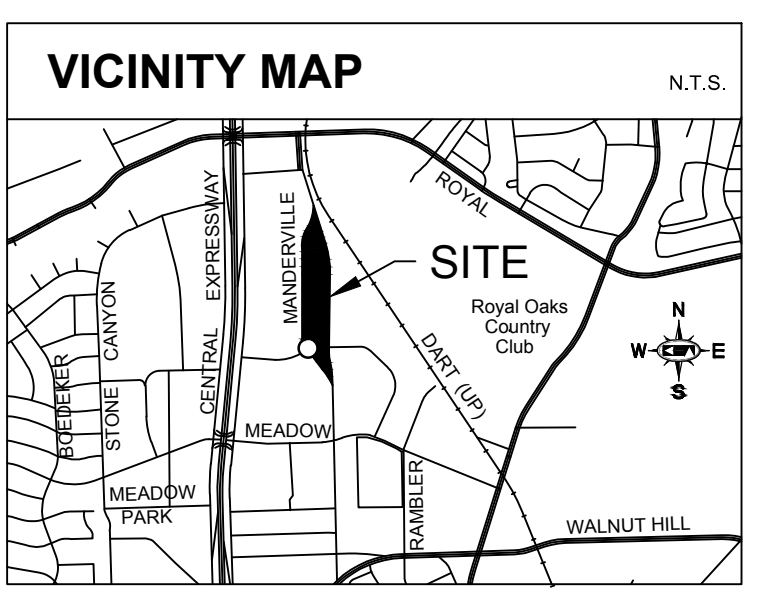
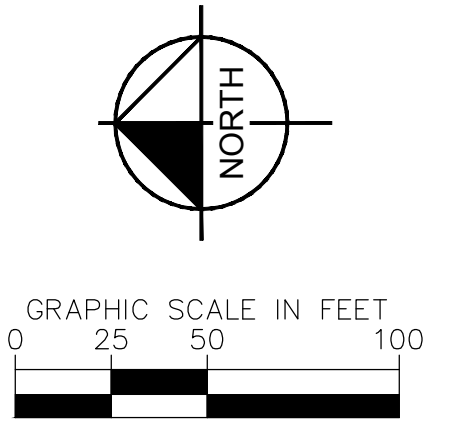
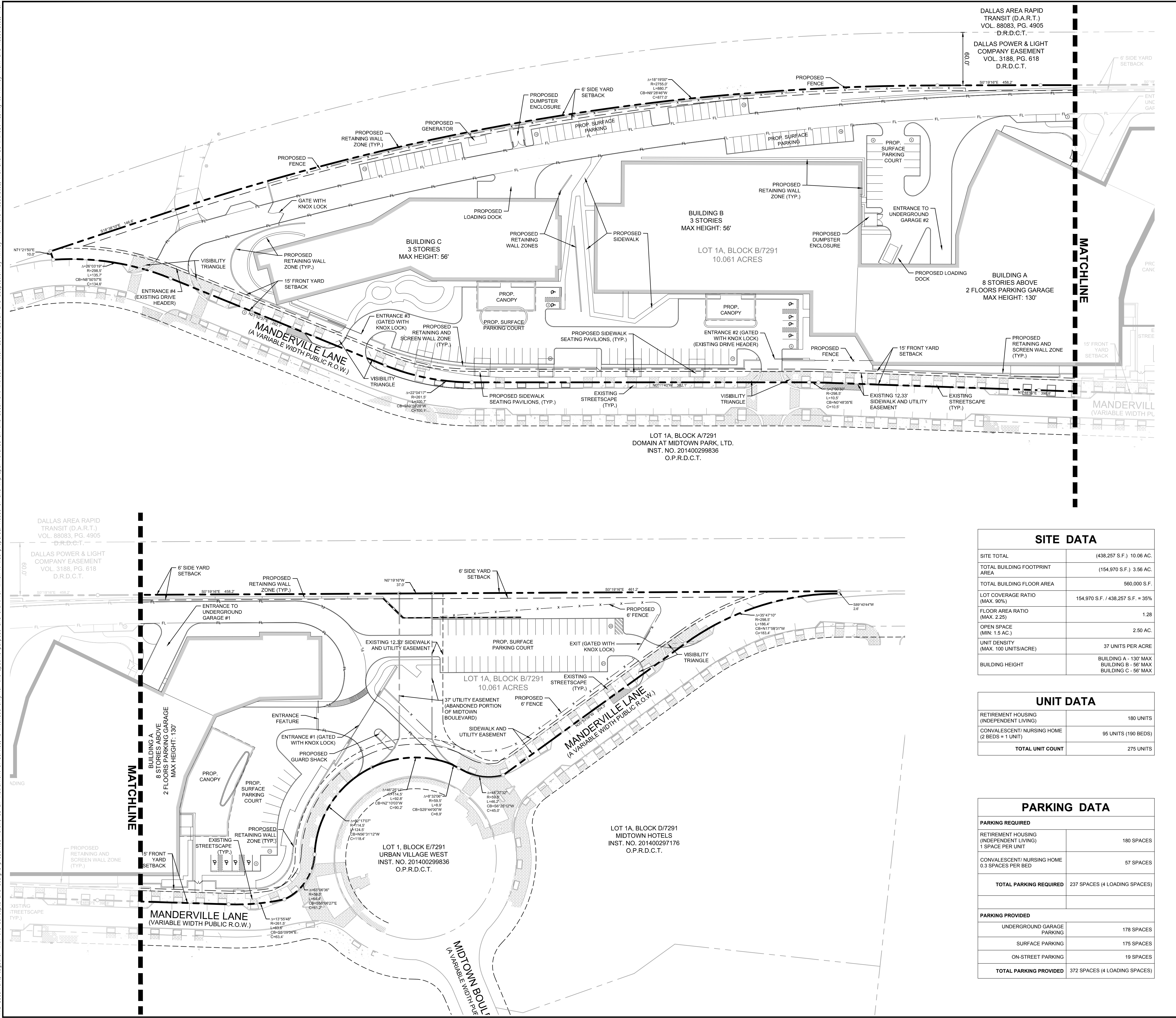
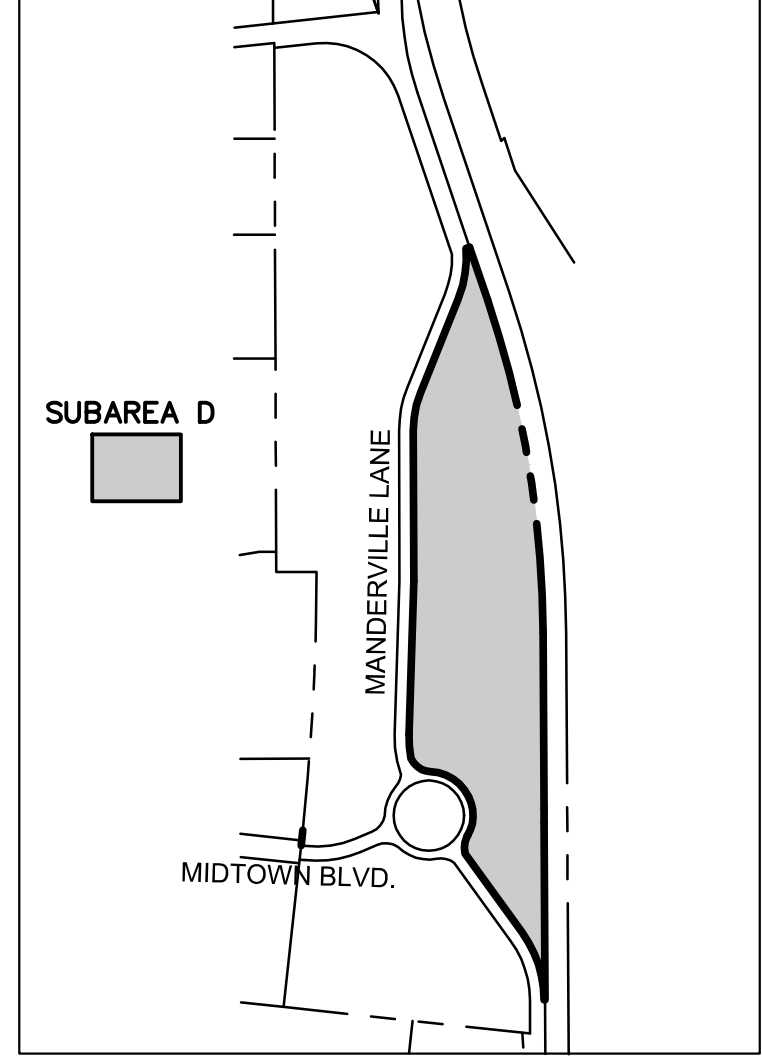


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 JLP
 AMB
 JLP
 11/13/2017



- GENERAL NOTES:**
- THIS DEVELOPMENT PLAN INCLUDES LOTS 1-3, BLOCK B/729, LOT 1, BLOCK C/7291, AND AN ABANDONED PORTION OF MIDTOWN BOULEVARD WHICH WILL BE REPLATTED INTO LOT 1A, BLOCK B/7291.
 - MANDERVILLE LANE IS DESIGNATED AS THE PRIMARY STREET, BUILDING HEIGHTS NOT TO EXCEED MAXIMUMS, PER PD 745.
 - ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.

PD SUBAREA KEY MAP



SITE DATA

SITE TOTAL	(438,257 S.F.) 10.06 AC.
TOTAL BUILDING FOOTPRINT AREA	(154,970 S.F.) 3.56 AC.
TOTAL BUILDING FLOOR AREA	560,000 S.F.
LOT COVERAGE RATIO (MAX. 90%)	154,970 S.F. / 438,257 S.F. = 35%
FLOOR AREA RATIO (MAX. 2.25)	1.28
OPEN SPACE (MIN. 1.5 AC.)	2.50 AC.
UNIT DENSITY (MAX. 100 UNITS/ACRE)	37 UNITS PER ACRE
BUILDING HEIGHT	BUILDING A - 130' MAX BUILDING B - 56' MAX BUILDING C - 56' MAX

UNIT DATA

RETIREMENT HOUSING (INDEPENDENT LIVING)	180 UNITS
CONVALESCENT/ NURSING HOME (2 BEDS = 1 UNIT)	95 UNITS (190 BEDS)
TOTAL UNIT COUNT	275 UNITS

PARKING DATA

PARKING REQUIRED	
RETIREMENT HOUSING (INDEPENDENT LIVING) 1 SPACE PER UNIT	180 SPACES
CONVALESCENT/ NURSING HOME 0.3 SPACES PER BED	57 SPACES
TOTAL PARKING REQUIRED	237 SPACES (4 LOADING SPACES)
PARKING PROVIDED	
UNDERGROUND GARAGE PARKING	178 SPACES
SURFACE PARKING	175 SPACES
ON-STREET PARKING	19 SPACES
TOTAL PARKING PROVIDED	372 SPACES (4 LOADING SPACES)

SUBAREA D
DEVELOPMENT PLAN
 (LOT 1A, BLOCK B/7291)
8182 MANDERVILLE LANE
PLANNED DEVELOPMENT
DISTRICT NO. 745

NO.	REVISIONS	DATE	BY

Kimley Horn

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FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley Horn
 Engineer: JAMIE L. PLOETZNER
 P.E. No. 110199 Date: 11/13/2017

KHA PROJECT 064261015 DATE 11/13/2017 SCALE 1"=50' DESIGNED BY JLP DRAWN BY AMB CHECKED BY JLP

LEGACY SENIOR LIVING
MIDTOWN PARK
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

SUBAREA D
DEVELOPMENT PLAN