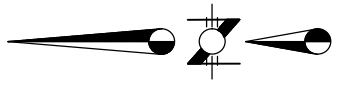
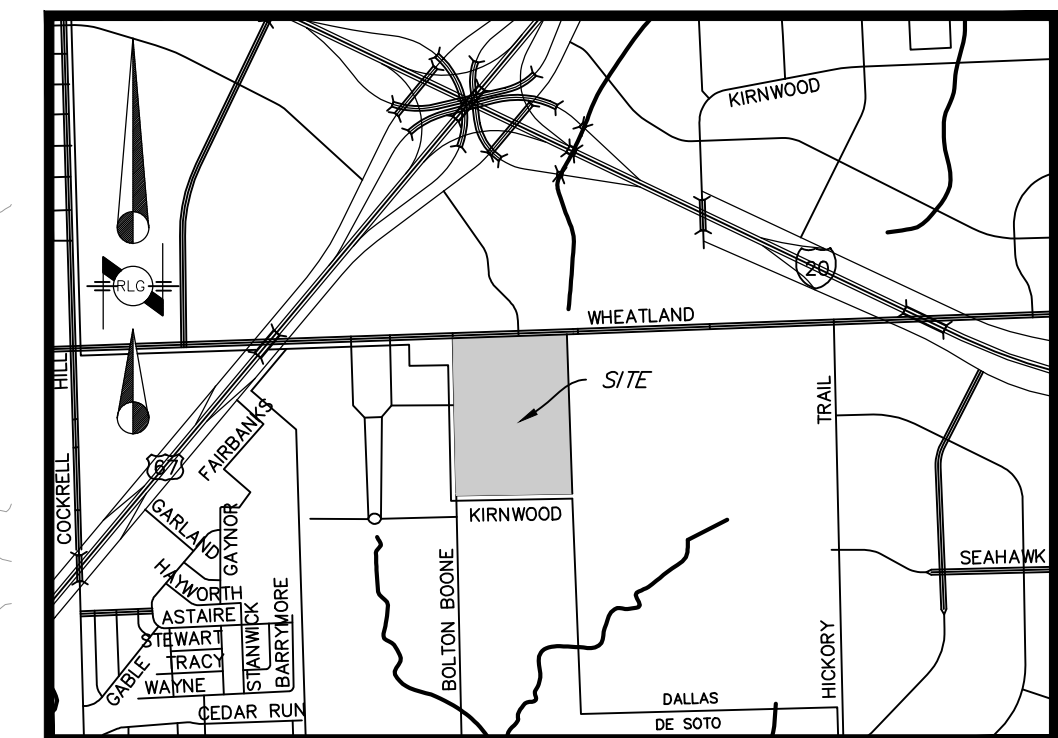


WESTMORELAND ROAD
(VARIABLE WIDTH ROW)



0 30 60 120
(FEET)
1 inch = 60 ft.



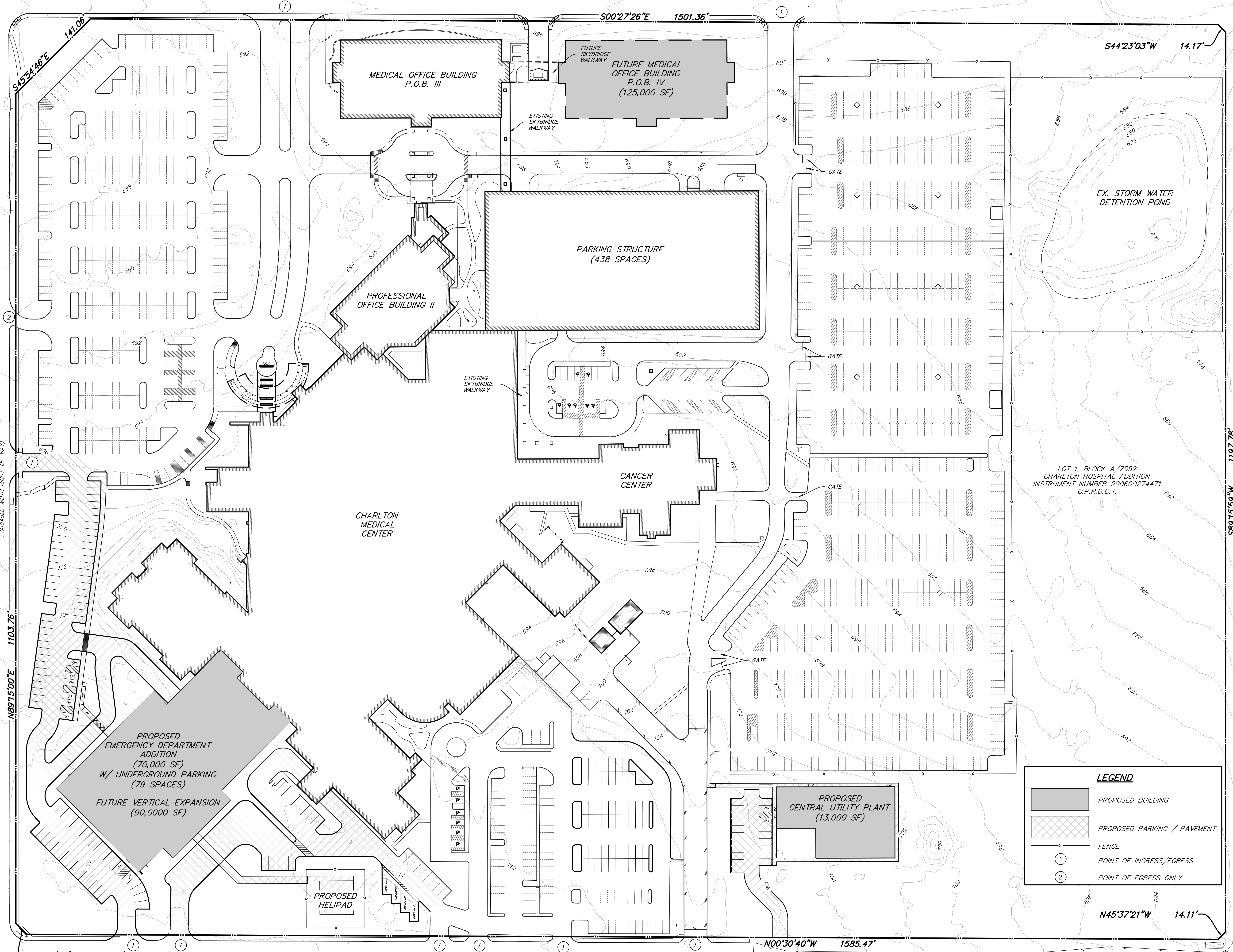
VICINITY MAP
NOT TO SCALE

PROJECT DATA

OWNER:	METHODIST HOSPITALS OF DALLAS P.O. BOX 655999 DALLAS, TX 75265-5999 T. 469.204.6702 ATTN: ALISA CARLSON
ARCHITECT:	GUIDE ARCHITECTURE, LLC 2001 N. LAMAR ST. SUITE 200 DALLAS, TX 75202 T. 214.960.9773 ATTN: MARK CRISWELL
SITE AREA	1,957,394 SF (44.936 ACRES)
LAND USE	MEDICAL CENTER
ZONING	PD 464
LOT COVERAGE	TOTAL SITE 1,957,394 SF MAX LOT COVERAGE (60%) 1,174,436 SF EXISTING STRUCTURES 338,450 SF STRUCTURES TO BE REMOVED 0 SF PROPOSED STRUCTURES 43,000 SF PROPOSED CENTRAL UTILITY PLANT (CUP) 13,000 SF TOTAL STRUCTURES 394,450 SF LOT COVERAGE (%) 20%
FLOOR AREA	CHARLTON MEDICAL CENTER 779,614 SF CANCER CENTER 39,310 SF CANCER CENTER POB II 250,000 SF CANCER CENTER POB III 125,000 SF PROPOSED E.D. 70,000 SF FUTURE E.D. EXPANSION (VERTICAL) 90,000 SF (160,000 TOTAL) FUTURE M.O.B. (POB IV) 125,000 SF TOTAL FLOOR AREA 1,478,924 SF MAX FLOOR AREA 4,800,000 SF
BUILDING HEIGHT	MAX HEIGHT 240 FT, SUBJECT TO RPS (PER PD 464)
PARKING	REQUIRED PARKING 1992 EXISTING PARKING 1992 PARKING TO BE REMOVED 241 PROPOSED PARKING 263 TOTAL PARKING 2014
IMPERVIOUS COVERAGE	TOTAL BUILDING COVERAGE 394,450 SF TOTAL PAVEMENT COVERAGE 762,000 SF TOTAL IMPERVIOUS COVERAGE 1,156,450 SF

LEGEND

	PROPOSED BUILDING
	PROPOSED PARKING / PAVEMENT
	FENCE
①	POINT OF INGRESS/EGRESS
②	POINT OF EGRESS ONLY



LOT 1, BLOCK A/7552
CHARLTON HOSPITAL ADDITION
INSTRUMENT NUMBER 200600274471
O.P.R.D.C.T.

WHEATLAND ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

KIRNWOOD DRIVE
(56' RIGHT-OF-WAY)

BOLTON BOONE ROAD
(60' RIGHT-OF-WAY)

P:\Civil\2020\1021201040 MCMC ED Expansion\16 - Project Drawings\DEVELOPMENT PLAN\cwg 9/20/2020 4:55:38 PM.dwg, wff

CASE NO. M190-043

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPB FIRM REG. F-493

DEVELOPMENT PLAN

MCMC ED EXPANSION

CHARLTON HOSPITAL ADDITION

LOT 1, BLOCK A/7552

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	09/18/20	2013	040	C1

