

VICINITY MAP  
NTS

CURVE DATA

C12 Δ=44°48'13" R=105.00' L=82.11' CH=N23°00'29"E, 80.03'	C14 Δ=38°07'04" R=318.00' L=211.56' CH=S33°48'35"E, 207.68'
C13 Δ=60°09'30" R=118.00' L=123.90' CH=S33°48'35"E, 207.68'	C15 Δ=38°07'04" R=318.00' L=211.56' CH=S33°48'35"E, 207.68'

**CARRELL CLINIC CENTER EXPANSION**  
 LOT 4, BLOCK 14/5453, PARK CENTRAL NORTH ADDITION  
 L. MARTIN SURVEY, NO. 924  
 CITY PLAN FILE NO. S-978-088R  
 PD 260  
 TOTAL LAND AREA = 6.901 ACRES, 300,608 S.F.  
 TOTAL BUILDING AREA = 250,000 S.F.  
**PARKING SPACE CALCULATIONS**  
 PD PARKING REQUIREMENT = 1 SPACE/ 243 S.F.  
 PARKING REQUIRED 1029  
 PARKING PROVIDED 1029±  
**TOTAL PARKING PROVIDED**  
 SURFACE 205+/-  
 FULL SIZE 134+/-  
 HANDICAP 134+/-  
 TOTAL 218+/-  
 PARKING GARAGE - 5 STORY  
 COMPACT CAR 171±  
 FULL SIZE 607±  
 HANDICAP 35±  
 TOTAL 813±  
**ALLOWABLE FLOOR AREA**  
 Tract 1 Allowable Floor Area = 450,000 SF  
 Tract 1 Total Floor Area Provided= 287,534 SF (148,324 SF - Lot 5; 139,210 SF - Lot 4)  
 Tract 3 Allowable Floor Area = 150,000 SF  
 Tract 3 Total Floor Area Provided = 110,790 SF  
**LOT COVERAGE REQUIREMENTS**  
 Total Land area = 6.901 Acres, 300,608 SF  
 Max. Lot coverage Tracts 1 & 3 = 50%  
 Lot coverage provided = 36% (108,010 SF)  
**LOADING**  
 51A-4.204 MEDICAL CLINIC OR AMBULATORY SURGICAL  
 50-150,000 SF - 1 LOADING SPACE REQUIRED  
 EACH ADDITIONAL 100,000 SF - 1 ADDITIONAL  
 \* 2 LOADING SPACES PROVIDED

**BUILDING HEIGHT SUMMARY**

DESCRIPTION	MAXIMUM HEIGHT ALLOWED	CARRELL CLINIC CENTER EXPANSION	PARKING GARAGE
FINISH FLOOR ELEVATION	600	600	599.75 & 600.00
	(0'-0")	(0'-0")	(0'-0")
TOP OF MAIN STRUCTURE (ROOF SLAB)	688	688	642.8
	(88'-0")	(88'-0")	(42'-10")
	6 STORIES	6 STORIES	5 STORIES
TOP OF PARAPET	692	692	646.8
	(92'-0")	(92'-0")	(46'-10")
TOP OF MECHANICAL SCREEN/PENTHOUSE	706	706 MAX	658.0
	(106'-0")	(106'-0")	(58'-0")

NOTE: NUMBERS IN PARENTHESIS ( ) REPRESENT HEIGHT ABOVE THE FIRST FLOOR

FOR LOCATION OF EXISTING TREES AND LANDSCAPE PLAN, SEE L1.00, L1.01, & L1.02

- NOTE:
- THIS PROPERTY IS LOCATED WITHIN PD 260
  - THERE ARE NO FLOOD PLAINS, WATER BODIES, CREEKS, OR MARSHES ON THIS PROPERTY.
  - LIGHTING
    - CUT-OFF, INDIRECT, OR SHIELDED TYPE FIXTURES, INSTALLED TO REDUCE GLARE
    - LIGHTING WILL AVERAGE AN INTENSITY OF NOT LESS THAN 0.5 FC AND NOT MORE THAN AN INTENSITY OF 1.0 FC, MEASURED AT GROUND LEVEL 5' ACROSS THE WESTERN BOUNDARY LINE OF THE PROPERTY.
    - FIXTURES ON SURFACE PARKING LOTS WILL BE AT LEAST 20 FEET ABOVE THE LOT SURFACE. THIS REQUIREMENT DOES NOT APPLY TO PARKING GARAGES

MINOR AMENDMENT  
SPECIFIC USE PERMIT 1550

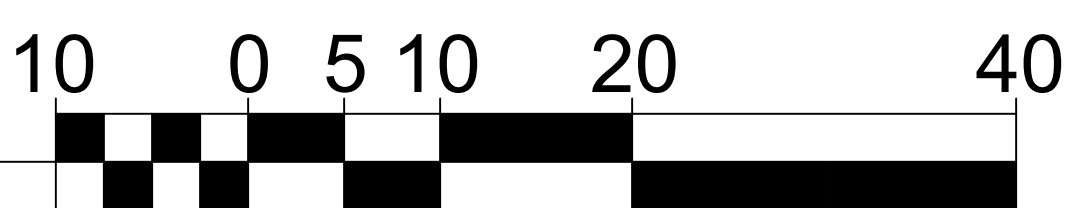
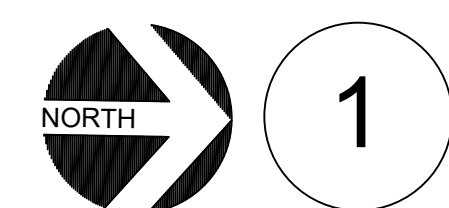
NOTE: THIS MINOR AMENDMENT IS TO ADD A GENERATOR LOCATED BETWEEN THE PARKING GARAGE AND PHASE 2 MEDICAL OFFICE BUILDING.

DATE: 8/23/18

M178-057

**SUP SITE PLAN/  
DEVELOPMENT PLAN**

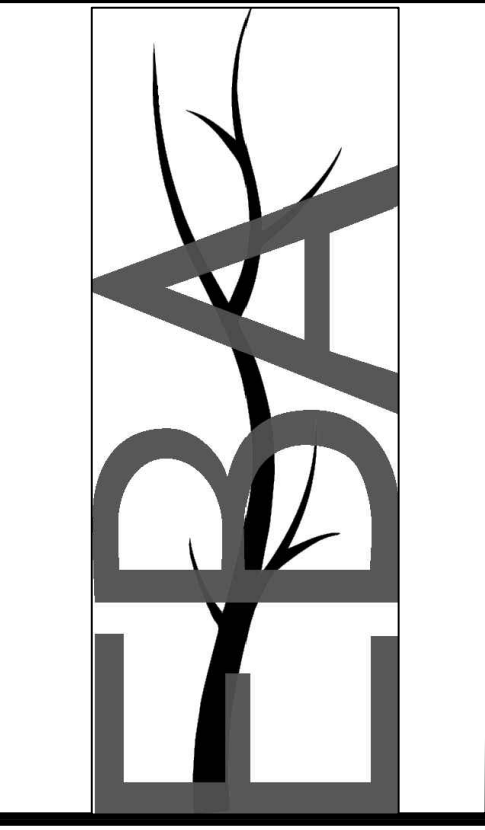
SCALE: 1:40



DESIGN	DRAWN	SCALE	FILE
GH	AO	1"=40'	C04070

10/04/2018  
PROJECT NUMBER  
CASE NUMBER

E. BROOKE ASSOCIATES  
8624 FERGUSON RD #571642  
DALLAS, TX 75228  
P: 817.219.2665  
E: erin@ebrooke.com



NORTH CENTRAL SURGICAL CENTER  
CITY OF DALLAS, TEXAS