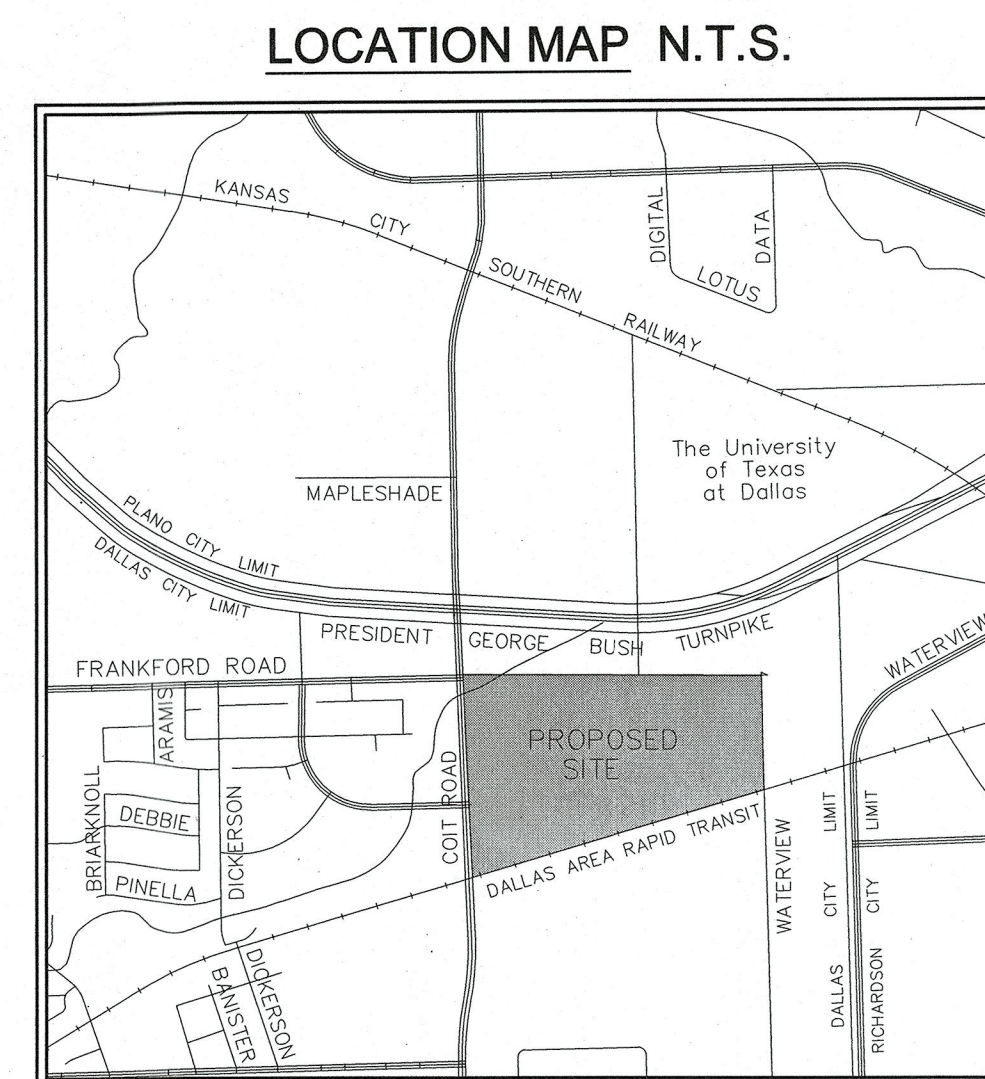
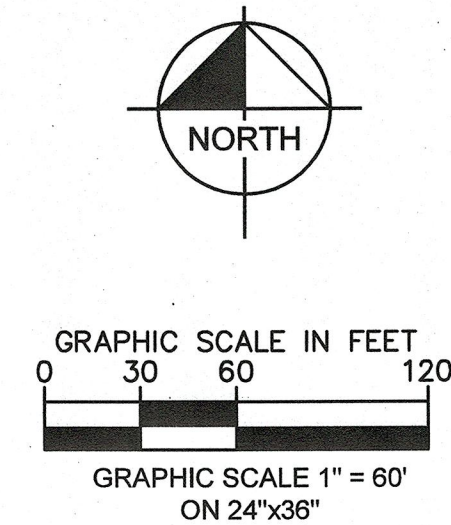
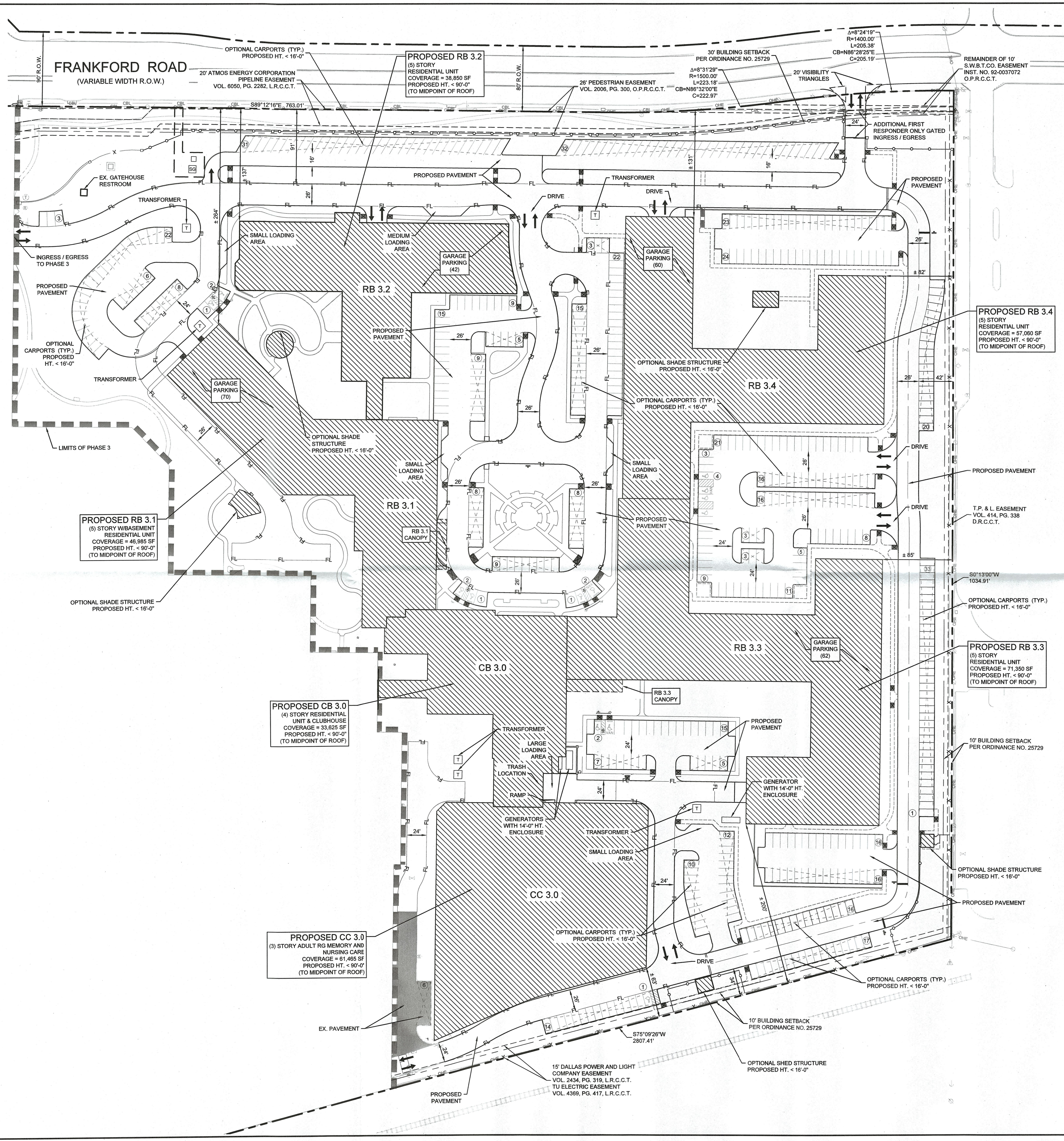




- | NOTES | |
|-------|---|
| 1. | LIGHTING STANDARDS WILL MEET PD 695. EXACT ON-SITE LIGHTING LOCATION TO BE DETERMINED AT TIME OF PERMITTING. |
| 2. | SITE PROPERTY USES: RETIREMENT HOUSING, MEMORY AND NURSING CARE, FITNESS AREAS, RESTAURANTS, LIBRARY, CLASSROOMS, AND OFFICE SPACE. |

PARKING DATA					
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
DWELLING UNITS	547 UNITS	188 UNITS	568 UNITS	349 UNITS	1652 UNIT
REQUIRED (1.1 SPACES / UNIT)	602 SPACES	207 SPACES	625 SPACES	384 SPACES	1818 SPACE
PROVIDED (ADA INCLUDED)	853 SPACES	223 SPACES	779 SPACES	404 SPACES	2259 SPACE
HANDICAPPED (VAN ACCESSIBLE INCLUDED)	19 SPACES	8 SPACES	25 SPACES	12 SPACES	64 SPACE
HANDICAPPED VAN ACCESSIBLE	4 SPACES	4 SPACES	7 SPACES	7 SPACES	22 SPACE

BUILDING DATA					
	* PHASE 1	** PHASE 2	PHASE 3	PHASE 4	TOTAL
DWELLING UNITS	547 UNITS	188 UNITS	568 UNITS	349 UNITS	1652 UNIT
GROSS SQUARE FOOTAGE (SF) *	747,930 SF	-	-	-	
GROSS UNIT SQUARE FOOTAGE (SF) **	-	267,950 SF	-	-	
FLOOR AREA (SF)	-	-	1,173,872 SF	648,892 SF	
FLOOR AREA RATIO	* 0.220:1	** 0.072:1	0.314:1	0.174:1	0.780
LOT COVERAGE***	5.64%	3.62%	8.33%	5.48%	23.07%

* AS INDICATED BY DEVELOPMENT PLAN PHASE 1
** AS INDICATED BY DEVELOPMENT PLAN PHASE 2
*** TOTAL LOT AREA = 3,736,904 SF

LIMITED MAIN USES		
	PHASE 3	OVERALL
TOTAL LIMITED MAIN USES	51,870 SF	171,506 SF
TOTAL FLOOR AREA	978,360 SF	2,680,906 SF
LIMITED MAIN USES / TOTAL FLOOR AREA	5.3%	6.4%

LOADING AREAS

2 PER FIRST 300,000 SF AND 1 FOR EACH ADDITIONAL 200,000 SF OR FRACTION. FIRST REQUIRED AND AT LEAST 40% OF TOTAL REQUIRED MUST BE LARGE OR MEDIUM.

REQUIRED:

300,000 SF	2 REQUIRED
2,576,418 SF	13 REQUIRED
2,878,418 SF TOTAL	15 TOTAL REQUIRED *

* 4 LARGE/MEDIUM AND 3 SMALL EXISTING LOADING AREAS PROVIDED IN PHASE 1, 2, AND 4.

** 2 LARGE/MEDIUM AND 6 SMALL LOADING AREAS REQUIRED

- RB 3.1 GARAGE - 1 SMALL LOADING AREA
- RB 3.3 GARAGE - 1 SMALL LOADING AREA

APPROVED BY CITY PLAN COMMISSION • RB 3.3 GARAGE - 1 S
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A-4.700 OF THE DALLAS DEVELOPMENT
CODE
DATE March 2, 2023
PLANNED DEVELOPMENT DISTRICT NO. 645, Zone A
FILE NO. M212-044

ZONE 'B'
(LOT 3, BLOCK B/8735)

**PLANNED DEVELOPMENT
DISTRICT NO. 695
DEVELOPMENT PLAN
PHASE 3
M212-049**