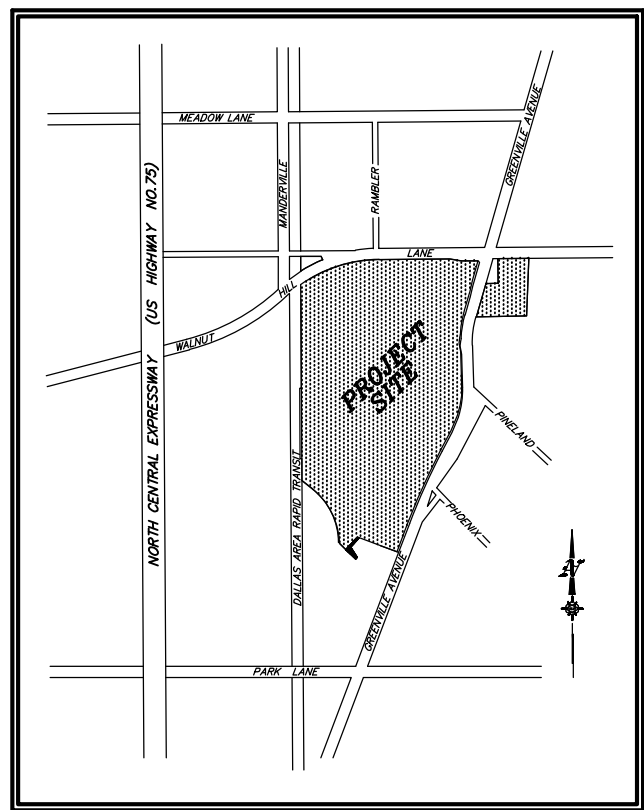
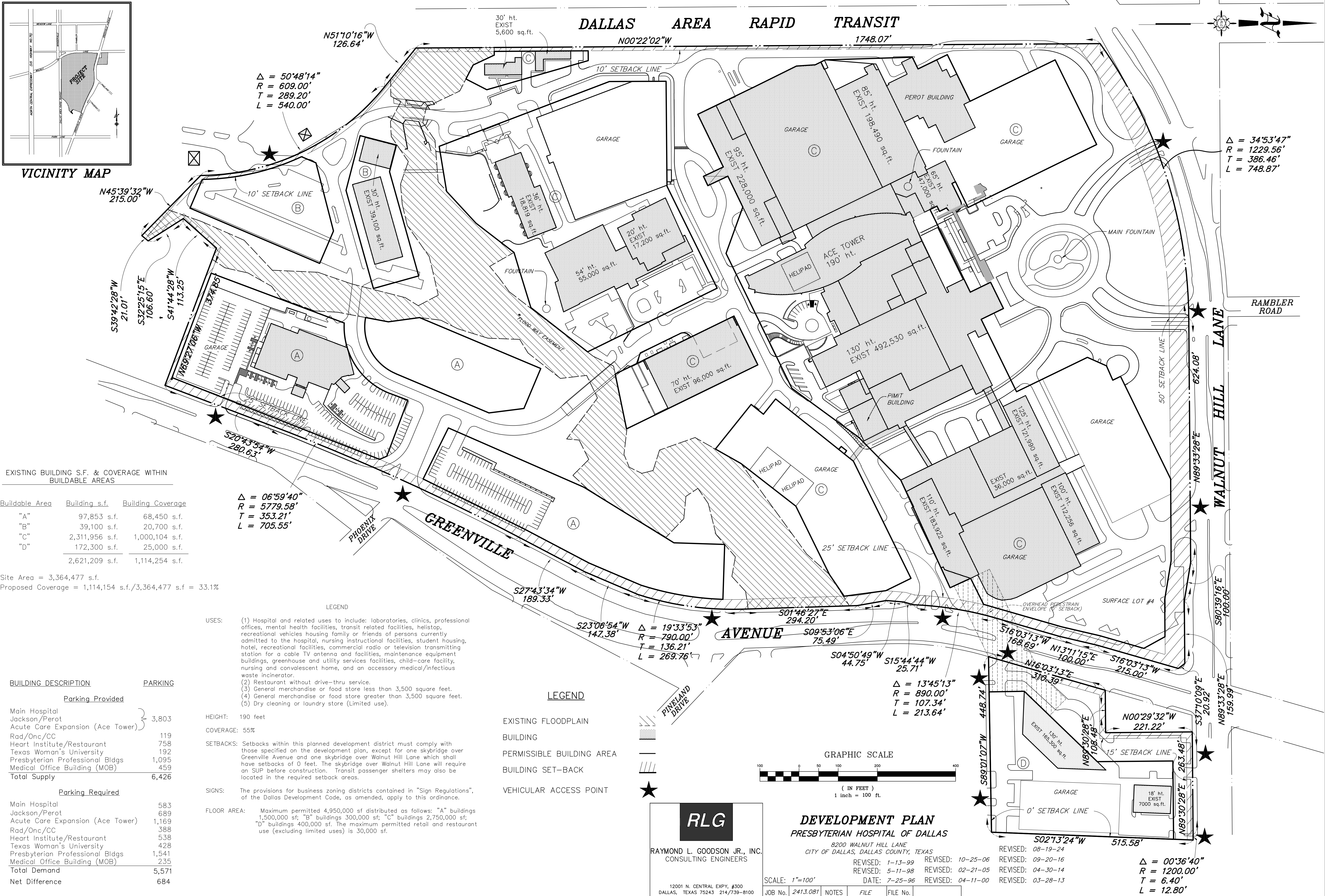




VICINITY MAP



EXISTING BUILDING S.F. & COVERAGE WITHIN BUILDABLE AREAS

Buildable Area	Building s.f.	Building Coverage
"A"	97,853 s.f.	68,450 s.f.
"B"	39,100 s.f.	20,700 s.f.
"C"	2,311,956 s.f.	1,000,104 s.f.
"D"	172,300 s.f.	25,000 s.f.
	2,621,209 s.f.	1,114,254 s.f.

Site Area = 3,364,477 s.f.
Proposed Coverage = 1,114,154 s.f./3,364,477 s.f = 33.1%

BUILDING DESCRIPTION PARKING

Parking Provided	
Main Hospital	3,803
Jackson/Perot	
Acute Care Expansion (Ace Tower)	
Rad/Onc/CC	119
Heart Institute/Restaurant	758
Texas Woman's University	192
Presbyterian Professional Bldgs	1,095
Medical Office Building (MOB)	459
Total Supply	6,426
Parking Required	
Main Hospital	583
Jackson/Perot	689
Acute Care Expansion (Ace Tower)	1,169
Rad/Onc/CC	388
Heart Institute/Restaurant	538
Texas Woman's University	428
Presbyterian Professional Bldgs	1,541
Medical Office Building (MOB)	235
Total Demand	5,571
Net Difference	684

- LEGEND
- USES:
- (1) Hospital and related uses to include: laboratories, clinics, professional offices, mental health facilities, transit related facilities, helistop, recreational vehicles housing family or friends of persons currently admitted to the hospital, nursing instructional facilities, student housing, hotel, recreational facilities, commercial radio or television transmitting station for a cable TV antenna and facilities, maintenance equipment buildings, greenhouse and utility services facilities, child-care facility, nursing and convalescent home, and an accessory medical/infectious waste incinerator.
 - (2) Restaurant without drive-thru service.
 - (3) General merchandise or food store less than 3,500 square feet.
 - (4) General merchandise or food store greater than 3,500 square feet.
 - (5) Dry cleaning or laundry store (Limited use).
- HEIGHT: 190 feet
- COVERAGE: 55%
- SETBACKS: Setbacks within this planned development district must comply with those specified on the development plan, except for one skybridge over Greenville Avenue and one skybridge over Walnut Hill Lane which shall have setbacks of 0 feet. The skybridge over Walnut Hill Lane will require an SUP before construction. Transit passenger shelters may also be located in the required setback areas.
- SIGNS: The provisions for business zoning districts contained in "Sign Regulations", of the Dallas Development Code, as amended, apply to this ordinance.
- FLOOR AREA: Maximum permitted 4,950,000 sf distributed as follows: "A" buildings 1,500,000 sf; "B" buildings 300,000 sf; "C" buildings 2,750,000 sf; "D" buildings 400,000 sf. The maximum permitted retail and restaurant use (excluding limited uses) is 30,000 sf.

- LEGEND
- EXISTING FLOODPLAIN
- BUILDING
- PERMISSIBLE BUILDING AREA
- BUILDING SET-BACK
- VEHICULAR ACCESS POINT

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS

12001 N. CENTRAL EXPY., #300
DALLAS, TEXAS 75243 214/739-8100

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DEVELOPMENT PLAN
PRESBYTERIAN HOSPITAL OF DALLAS

8200 WALNUT HILL LANE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVISOR: 1-13-99 REVISOR: 10-25-06
REVISOR: 5-11-98 REVISOR: 02-21-05
DATE: 7-25-96 REVISOR: 04-11-00 REVISOR: 03-28-13

SCALE: 1"=100'

JOB No. 2413.081 NOTES FILE FILE No.

$\Delta = 13^{\circ}45'13''$
 $R = 890.00'$
 $T = 107.34'$
 $L = 213.64'$

$\Delta = 00^{\circ}36'40''$
 $R = 1200.00'$
 $T = 6.40'$
 $L = 12.80'$