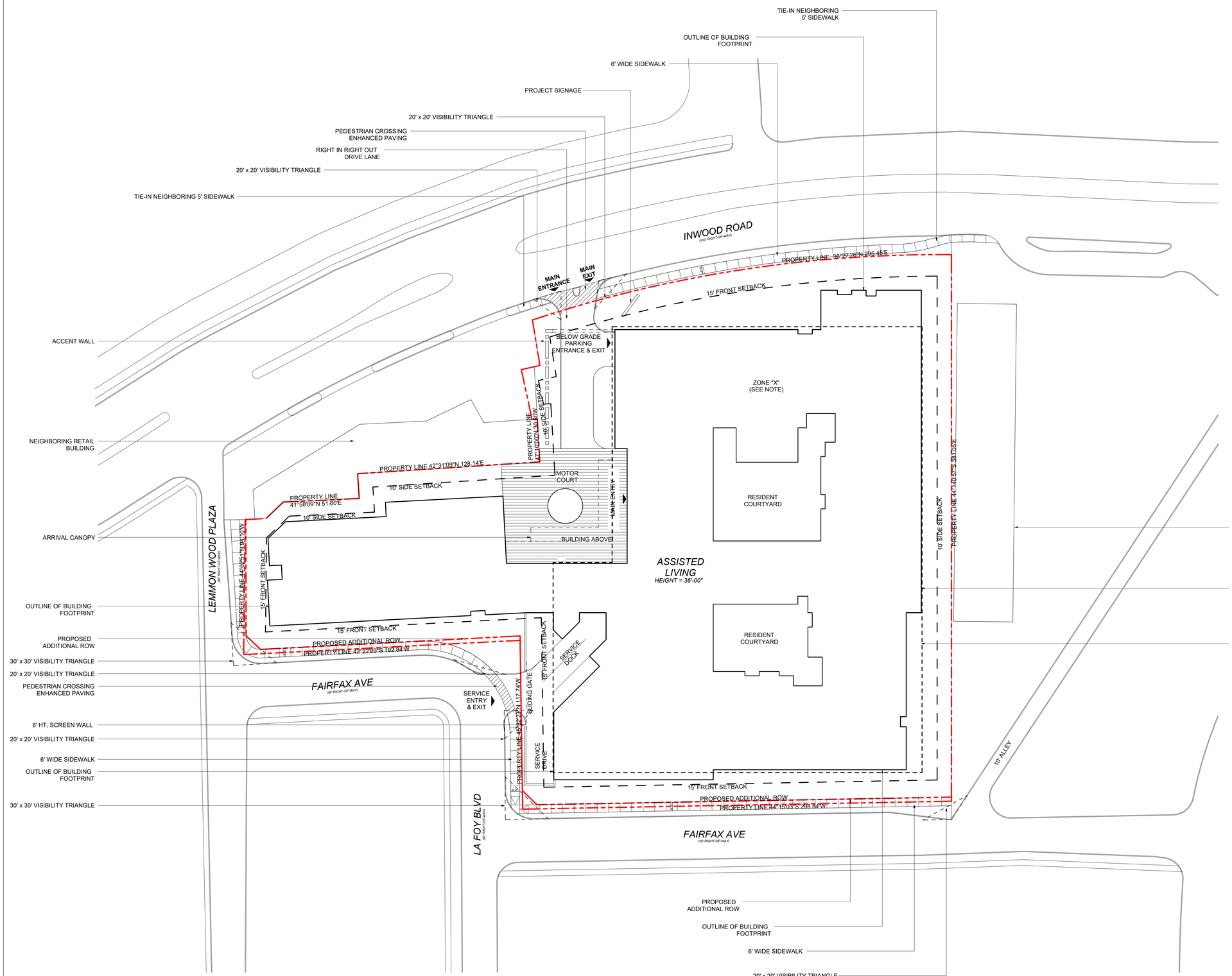
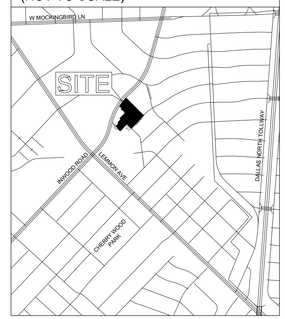


SITE SUMMARY

ZONING	PD-193 / MF-2
PROPOSED SITE AREA	130,578 SQ. FT. / 2.997 ACRES
PROPOSED USE	ASSISTED LIVING (168 UNITS)
DENSITY	56.0 DU / ACRE
BUILDING HEIGHT	36 FEET MAX.
NUMBER OF STORIES	3
LOT COVERAGE	65.5%

LOCATION MAP
(NOT TO SCALE)



NOTE: ACCORDING TO F.I.R.M. No. 48113C0330J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

SCALE = 1"=32'
0 10 20 40

ARCADIS
300 S PEARL EXPRESSWAY, SUITE 600
DALLAS,TX 75201
Tel: 1.214.468.7600
Fax: 1.214.468.7601

OWNER

HARBERT SOUTH BAY

4514 COLE AVENUE, SUITE 1500
DALLAS, TEXAS 75205
Tel: 214-370-2650

3700 INWOOD ROAD
DALLAS, TEXAS
DEVELOPMENT PLAN

DATE: December 29, 2023

REV #	DATE (YYYY-MMDD)	ISSUE NAME

DEVELOPMENT PLAN

A-1.00