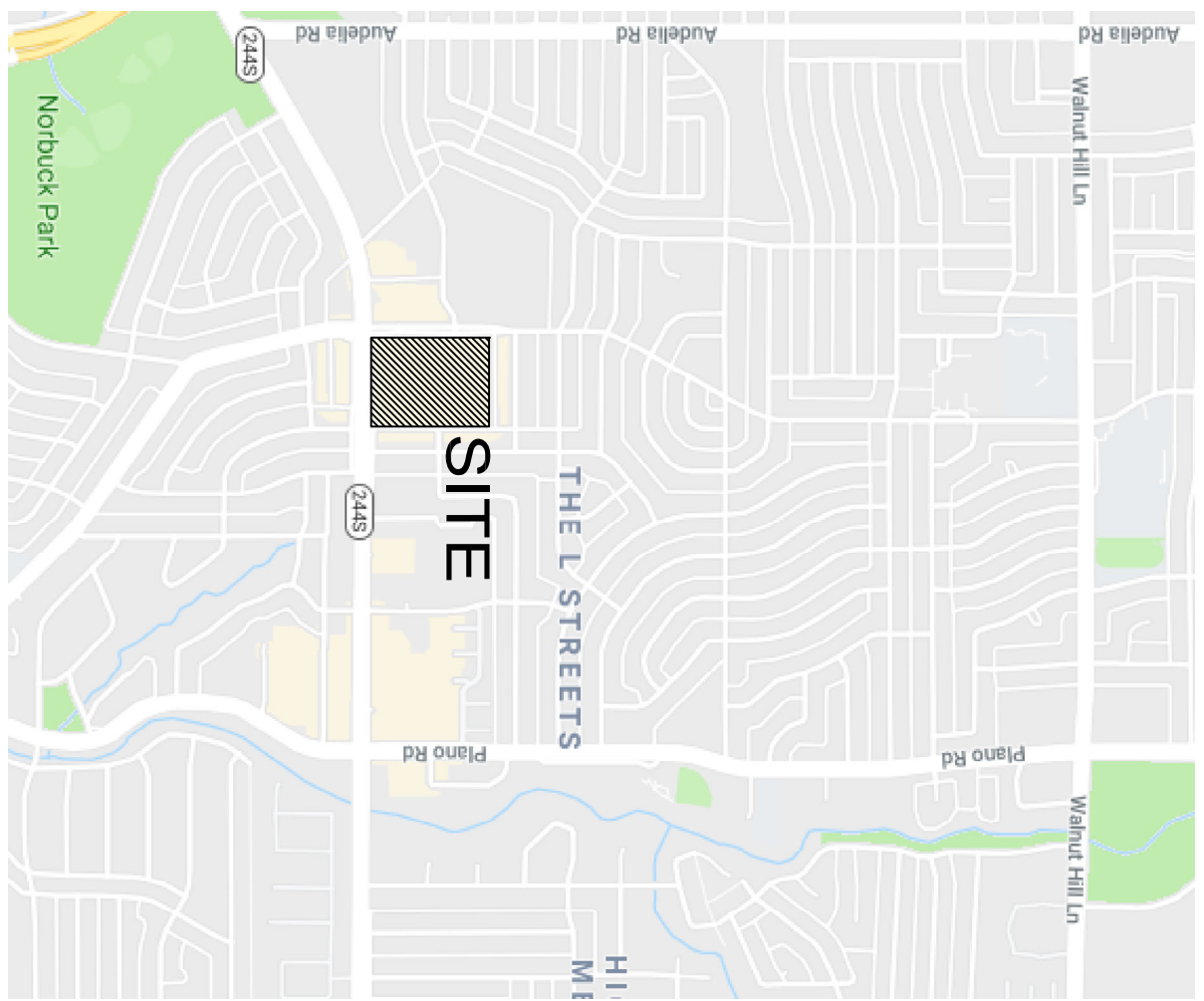
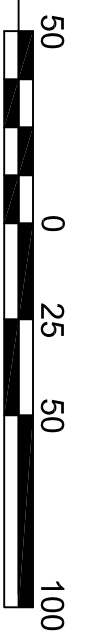
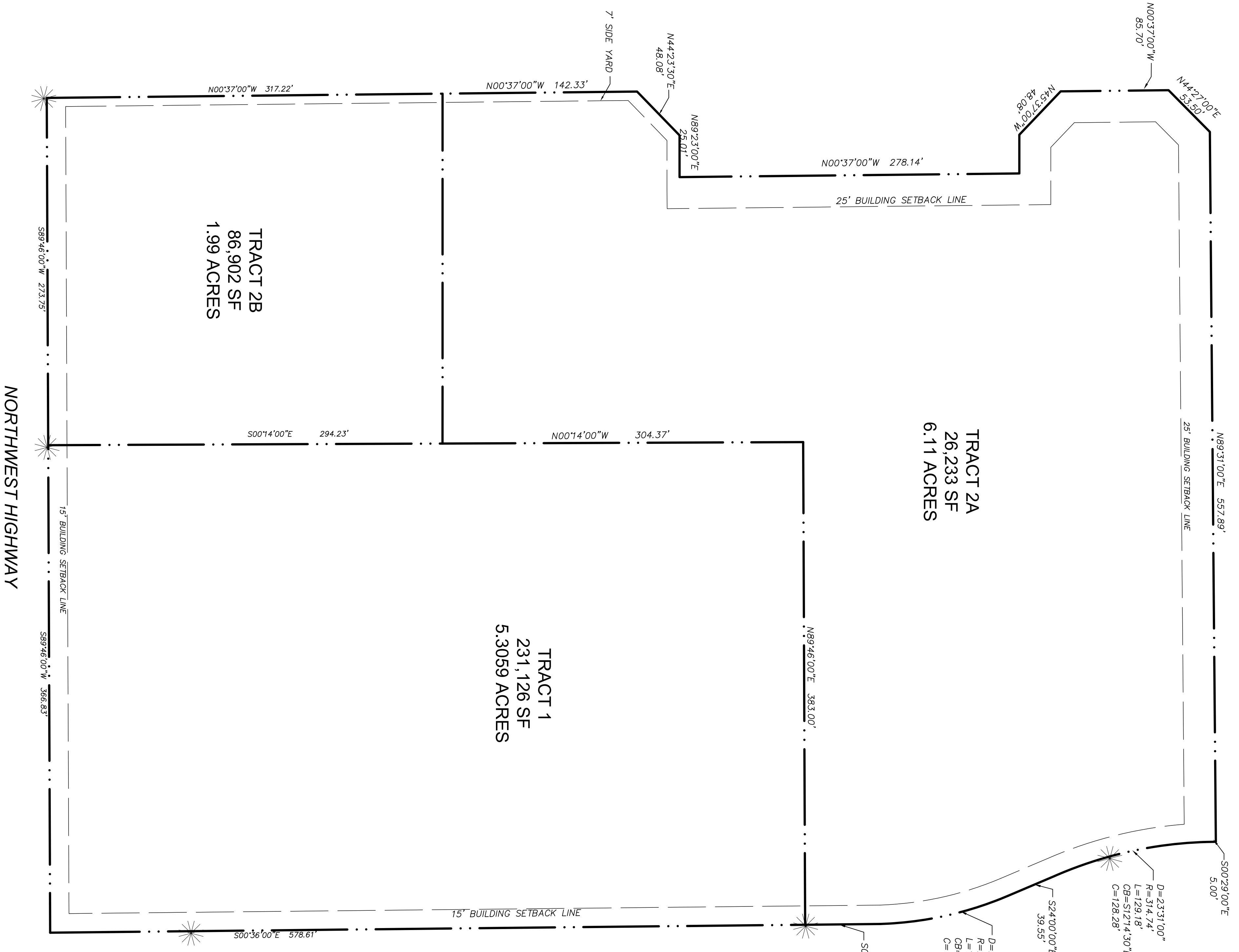




1

SCALE: 1" = 50'-0"

# CONCEPT PLAN

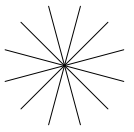


## VICINITY MAP

NTS



SITE DATA TABLE		
PD 775 TRACT 2A	263,233 SF	6.11 AC
TOTAL SITE AREA	PER PD 775	CONVALESCENT NURSING HOME AND ADULT DAY CARE
LAND USE	144,695 SF	50 BEDS
FLOOR AREA	200 UNITS OR BEDS	PROVIDED
MAX DENSITY PER PD	REGULATION	
MAX. BUILDING HEIGHT	36 FT	36 FT
MAX. STORIES	2	3
MAX. LOT COVERAGE: LOT 3	36%	60%
MAX. LOT COVERAGE: LOT 2	58%	60%
MIN. FRONT SETBACK: NORTHWEST HWY	54 FT	15 FT
MIN. FRONT SETBACK: LULLWATER HWY	42 FT	25 FT
MIN. SIDE SETBACK: NORTH	10 FT	10 FT
MIN. SIDE SETBACK: WEST	10 FT	10 FT
MIN. REAR SETBACK: NORTH	36 FT	N/A
MIN. PARKING		
LOT 3: 150 BEDS (0.3 SPACES PER BED)	45	
LOT 2: 50 BEDS (0.3 SPACES PER BED)	17	
LOT 2: 8,000 SF ADULT DAYCARE	16	
TOTAL	78	147
MIN. LOADING SPACE	1	1
PD 775 TRACT 2B	86,902 SF	1.99 AC
TOTAL SITE AREA	CR DISTRICT	
PERMITTED USES	CR DISTRICT	
YARD, LOT AND SPACE	CR DISTRICT	



INGRESS/EGRESS POINT

## Z234-242(GB)

# NORTHWEST HWY & LULLWATER DRIVE CITY OF DALLAS, TEXAS

# Baldwin Associates

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