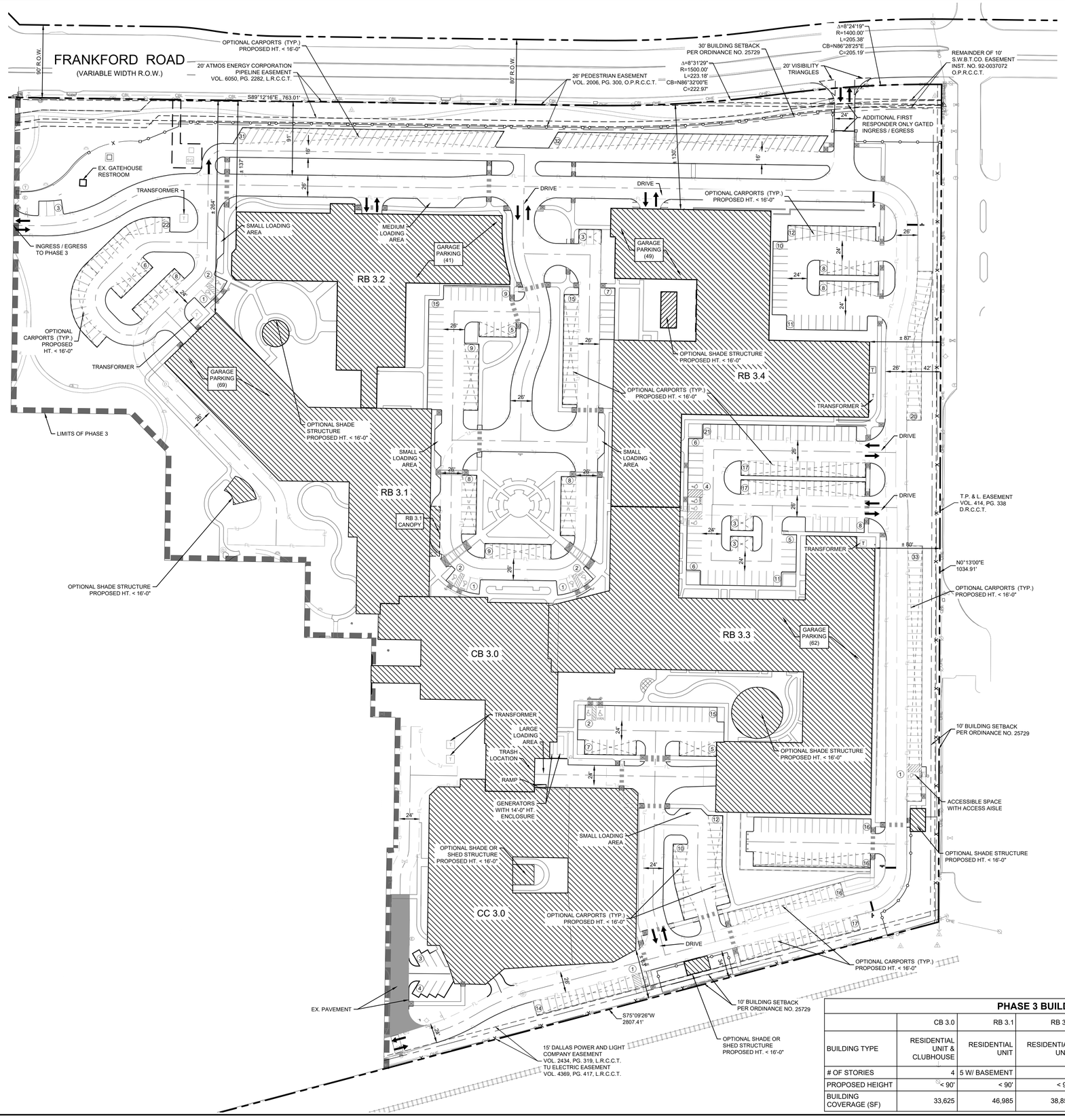
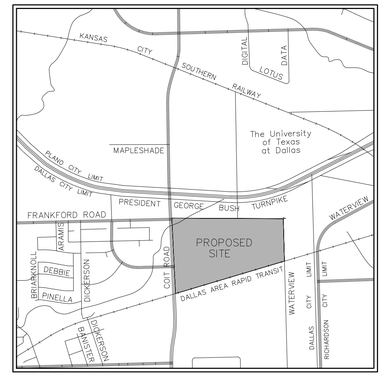


NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

GRAPHIC SCALE 1" = 60'
ON 24"x36"

LOCATION MAP N.T.S.



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 I	PHASE 2	PHASE 3	PHASE 4	TOTALS
MAXIMUM DWELLING UNITS	547 UNITS	188 UNITS	553 UNITS	349 UNITS	1637 UNITS
REQUIRED (1.1 SPACES / UNIT)	602 SPACES	207 SPACES	608 SPACES	384 SPACES	1801 SPACES
PROVIDED (ADA INCLUDED)	853 SPACES	223 SPACES	773 SPACES	404 SPACES	2253 SPACES
HANDICAPPED (VAN ACCESSIBLE INCLUDED)	19 SPACES	8 SPACES	25 SPACES	12 SPACES	64 SPACES
HANDICAPPED VAN ACCESSIBLE	4 SPACES	4 SPACES	8 SPACES	7 SPACES	23 SPACES

BUILDING DATA

	* PHASE I	** PHASE 2	PHASE 3	PHASE 4	TOTALS
MAXIMUM DWELLING UNITS	547 UNITS	188 UNITS	553 UNITS	349 UNITS	1637 UNITS
FLOOR AREA (SF)	822,119 SF	261,583 SF	1,423,675 SF	650,221 SF	3,157,598 SF
FLOOR AREA RATIO	-	-	-	-	0.845:1
LOT COVERAGE*** (SF)	210,761 SF	135,276 SF	380,135 SF	204,782 SF	930,654 SF (24.91%)
LOT AREA	1,140,362 SF	721,314 SF	995,782 SF	879,446 SF	3,736,904 SF (85.7875 AC)

* 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	171,505 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
--- ---	---
2,876,418 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

PHASE 3 BUILDING DATA

	CB 3.0	RB 3.1	RB 3.2	RB 3.3	RB 3.4	CC 3.0	TOTALS
BUILDING TYPE	RESIDENTIAL UNIT & CLUBHOUSE	RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT	ADULT RG MEMORY AND NURSING CARE	-
# OF STORIES	4	5 W/ BASEMENT	5	5	5	3	-
PROPOSED HEIGHT	< 90'	< 90'	< 90'	< 90'	< 90'	< 90'	-
BUILDING COVERAGE (SF)	33,625	46,985	38,850	76,540	62,760	54,500	313,260

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

PLANNED DEVELOPMENT
DISTRICT NO. 695
DEVELOPMENT PLAN
PHASE 3
M234-037(TZ)

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT 63939003
DATE 10/23/2024
SCALE AS SHOWN
DESIGNED BY JAK
DRAWN BY JAK
CHECKED BY BJM

HIGHLAND SPRINGS
Erickson LIVING — Add more Living to your Life
DALLAS TEXAS

PHASE 3
DEVELOPMENT PLAN

SHEET NUMBER
1 OF 1

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