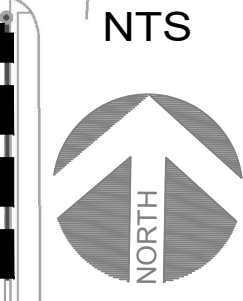


VICINITY MAP



Note: Exhibit 456C Development Plan for portions of Subarea B and C approved by the Dallas City Plan Commission by Minor Amendment on 2.20.20 was amended to reflect the new subarea boundaries. No other changes were made to this exhibit.

PART OF LOT 1B BLOCK 1/7505
 SUBAREA B AND C
 SUBAREA C AREA: 8.97 AC (PD LAND AREA 66.33 ACRES/2,889,334 SQ FT)
 USES IN SUBAREA B: ADMINISTRATIVE, DINING, HEALTH OFFICES, AND OTHER ACCESSORY USES
 USES IN SUBAREA C: APARTMENT RETIREMENT HOUSING AND ACCESSORY OFFICE
 ADDED FLOOR AREA THIS PLAN: 4,023 SF IN SUBAREA B; 269 SF ENTRY VESTIBULE IN SUBAREA C
 ADDED PARKING THIS PLAN: 4 ADDITIONAL SPACES

**EXHIBIT 456C
 DEVELOPMENT PLAN
 FOR PORTIONS OF
 SUBAREA B & C**

PD 456 SUBAREA B	EXISTING	PROPOSED	MAX PER	OVERALL PD	OVERALL PD	MAX
			CONCEPT PLAN*			
APARTMENT RETIREMENT HOUSING (UNITS/BEDS)	236	NO CHANGE	104	236	NO CHANGE	467
ADMINISTRATIVE, DINING, HEALTH OFFICES, AND OTHER ACCESSORY USES (IN SQ FT)	47,101	51,124	57,005	63,246	67,269	74,446
MAINTENANCE (IN SQ FT)	3,780	NO CHANGE	8,680	3,780	3,780	12,460

PD 456 SUBAREA C	EXISTING	PROPOSED
PARKING	484	488

	OVERALL PD	OVERALL PD	MAX
	EXISTING	PROPOSED	OVERALL PD
OVERALL FLOOR AREA**	1,167,534	1,295,754	1,444,667
FLOOR AREA RATIO	0.45	0.45	0.5
LOT COVERAGE	19.6	19.90%	25%
MINIMUM PARKING	970	974	--
TOTAL UNITS/BEDS IN PD	696	NO CHANGE	1,032 UNITS/BEDS

DEVELOPMENT PLAN
 SCALE: 1" = 100'-0"



10/16/2024
 PROJECT NUMBER
 CASE NUMBER

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