

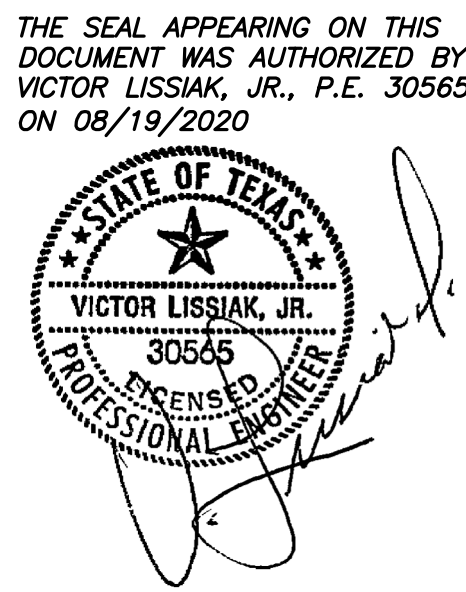
- LEGEND:**
- R.O.W. RIGHT OF WAY
- PPG EXISTING POWER POLE
- LP EXISTING LIGHT POLE
- WWMH EXISTING WASTEWATER MANHOLE
- CI CURB INLET
- GI GRATE INLET
- AD AREA DRAIN
- STMH STORM DRAIN MANHOLE
- VOL. VOLUME
- PG. PAGE
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- RETAINING WALL

SITE DATA:		12150 MEDICAL PARKWAY NORTH	
ZONING:		PD-18	
TOTAL AREA:		6.103 ACRES (265,834 SQ. FT.) PART OF SUB-DISTRICTS A & B, & ALL OF SUBDISTRICT C	
SUBDISTRICT B DATA:		7,140 ACRES OR 311,030 SQ. FT. (PART OF LOT 2R & ALL OF LOT 3R)	
LOT NO.:		2R	
PROPOSED USE:		INDEPENDENT SENIOR LIVING - MULTI FAMILY DWELLING UNIT	
LOT AREA:		5.387 ACRES OR 234,643 SQ. FT. (INCLUDES DRAINAGE CHANNEL)	
ALLOWABLE UNITS PER ZONING:		306 UNITS	
NUMBER OF UNITS APPLIED FOR:		250 UNITS	
BUILDING SETBACKS:		FRONT YARD (MEDICAL PARKWAY NORTH) 10 FEET SIDE YARD 10 FEET REAR YARD 10 FEET	
BUILDING /PARKING SUMMARY:		1) BUILDING HEIGHT 5 STORIES - 70' PROPOSED OVERALL = 70' MAXIMUM ALLOWABLE 2) BUILDING AREA/UNIT BREAKDOWN:	
BUILDING A (6 LEVELS)			
ONE BEDROOM:			
A-1	X	41 UNITS	X 736 SQ. FT. = 30,176 SQ. FT. 56 SQ. FT. = 2,296 SQ. FT.
A-2	X	27 UNITS	X 774 SQ. FT. = 20,898 SQ. FT. 75 SQ. FT. = 2,025 SQ. FT.
A-2 ANSI	X	5 UNITS	X 773 SQ. FT. = 3,865 SQ. FT. 77 SQ. FT. = 385 SQ. FT.
A-3	X	50 UNITS	X 785 SQ. FT. = 39,250 SQ. FT. 50 SQ. FT. = 2,500 SQ. FT.
A-4	X	2 UNITS	X 740 SQ. FT. = 1,480 SQ. FT. 71 SQ. FT. = 142 SQ. FT.
A-5	X	4 UNITS	X 905 SQ. FT. = 3,620 SQ. FT. 74 SQ. FT. = 296 SQ. FT.
		129 UNITS	99,289 SQ. FT. 7,644 SQ. FT.
TWO BEDROOM:			
B-1	X	90 UNITS	X 990 SQ. FT. = 89,100 SQ. FT. 71 SQ. FT. = 6,390 SQ. FT.
B-2	X	20 UNITS	X 1,171 SQ. FT. = 23,420 SQ. FT. 107 SQ. FT. = 2,140 SQ. FT.
B-3	X	8 UNITS	X 1,145 SQ. FT. = 9,160 SQ. FT. 67 SQ. FT. = 536 SQ. FT.
B-3 ANSI	X	3 UNITS	X 1,146 SQ. FT. = 3,438 SQ. FT. 67 SQ. FT. = 201 SQ. FT.
		121 UNITS	125,118 SQ. FT. 9,267 SQ. FT.
TOTAL NUMBER OF UNITS :		250 UNITS	RENTABLE AREA: 224,407 SQ. FT. 216 SQ. FT.
LEASING/CLUBHOUSE:		6,169 SQ. FT.	
FITNESS:		2,131 SQ. FT.	
EQUIPMENT ROOMS AND CORRIDORS		60,066 SQ. FT.	
GAR. FLOOR AREA:		292,773 SQ. FT.	
BALCONIES:		17,127 SQ. FT.	
TOTAL BUILDING AREA:		309,900 SQ. FT.	
GARAGE AREA:		159,305 SQ. FT.	
3) FLOOR AREA RATIO:		292,773 SQ. FT. / 234,643 SQ. FT. = 1.25	
4) IMPERVIOUS AREA:		161,551 SQ. FT. / 234,643 SQ. FT. = 68.85%	< 85% ALLOWABLE
5) PARKING SPACES REQUIRED (PER ZONING):			
1 SPACE PER UNIT + 0.5 PER BEDROOM			
1 BEDROOM UNITS:		129 X	= 194 SPACES
2 BEDROOM UNITS:		121 X	= 242 SPACES
TOTAL SPACES REQUIRED:		436 SPACES	
6) PARKING SPACES PROVIDED:			
SURFACE PARKING SPACES:		3 SPACES (1 HC)	
PARKING STRUCTURE:		439 SPACES (6 HC)	
TOTAL SPACES PROVIDED:		442 SPACES	
SUBDISTRICT C DATA:			
SUBDISTRICT C AREA:		0.740 ACRES OR 32,242 SQ. FT.	
LOT NO.:		1A, 1B, 1C, 1D	
PROPOSED USE:		ONE-FAMILY DETACHED DWELLING UNIT	
LOT AREA:			
LOT 1A:		0.221 ACRES OR 9,647 SQ. FT.	
LOT 1B:		0.191 ACRES OR 8,330 SQ. FT.	
LOT 1C:		0.174 ACRES OR 7,558 SQ. FT.	
LOT 1D:		0.161 ACRES OR 6,992 SQ. FT.	
BUILDING SETBACKS:		FRONT YARD (MYRA LANE) 20 FEET SIDE YARD 5 FEET REAR YARD 10 FEET	
BUILDING HEIGHT:		35 FEET MAXIMUM	
SUBDISTRICT C NOTES:			
1. ALL LOTS MUST BE REAR-LOADED GARAGE ENTRY; NO FRONT ENTRY GARAGE ACCESS SHALL BE ALLOWED FROM MYRA LANE.			
2. TWO (2) ENCLOSED SPACES PER DWELLING UNIT MUST BE PROVIDED IN ACCORDANCE WITH COMPREHENSIVE ZONING ORDINANCE ARTICLE 4.3.D.1.B.			
3. ONE (1) SHADE TREE, IN ADDITION TO ANY EXISTING TREES THAT ARE PRESERVED ALONG MYRA LANE, SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR APPROVAL OF THE FINAL INSPECTION FOR THE DWELLING UNIT CONSTRUCTED. TREE MUST BE PLANTED IN ACCORDANCE WITH ORDINANCE NO. 3556 (PD-18) SECTION B.C.5.			

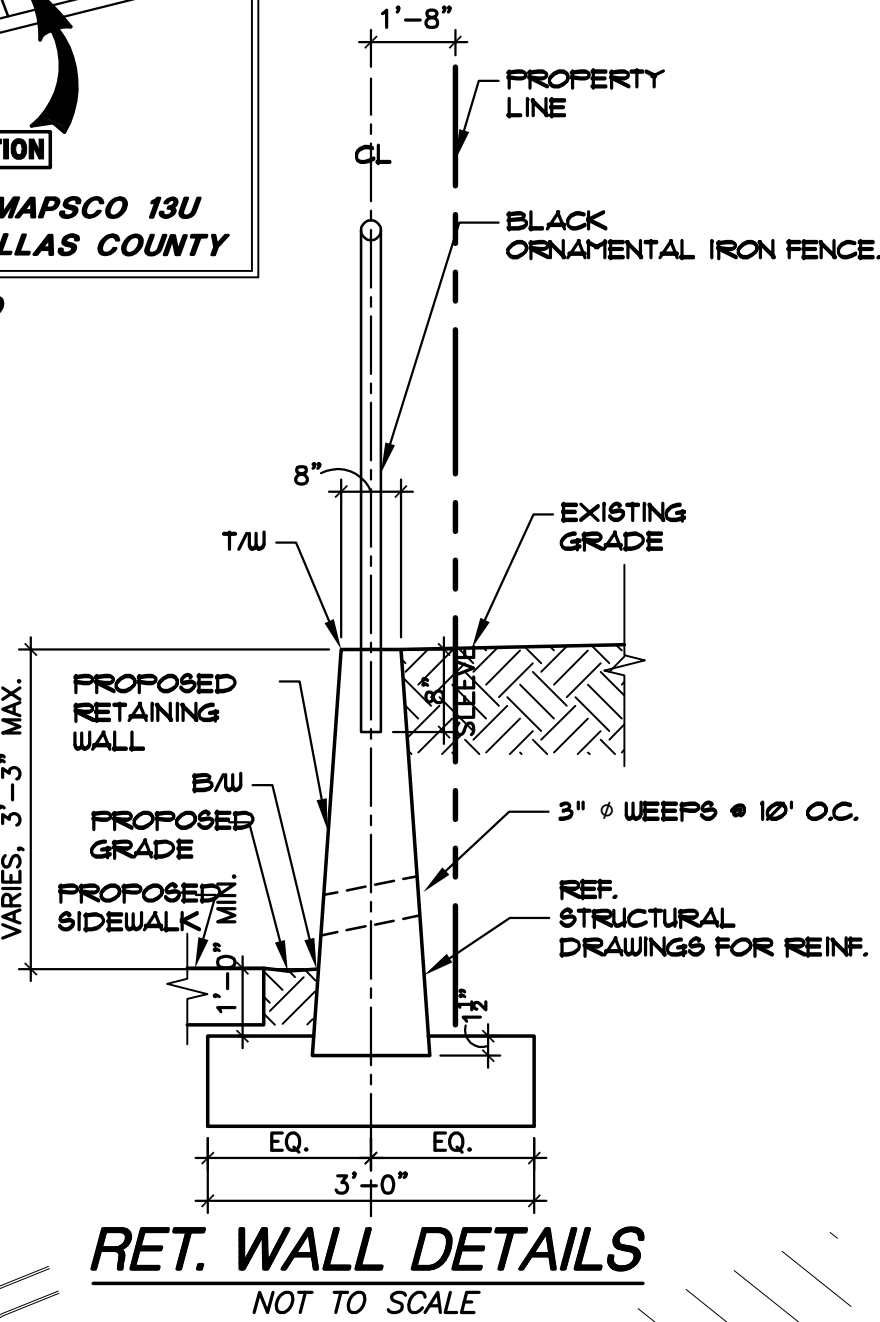
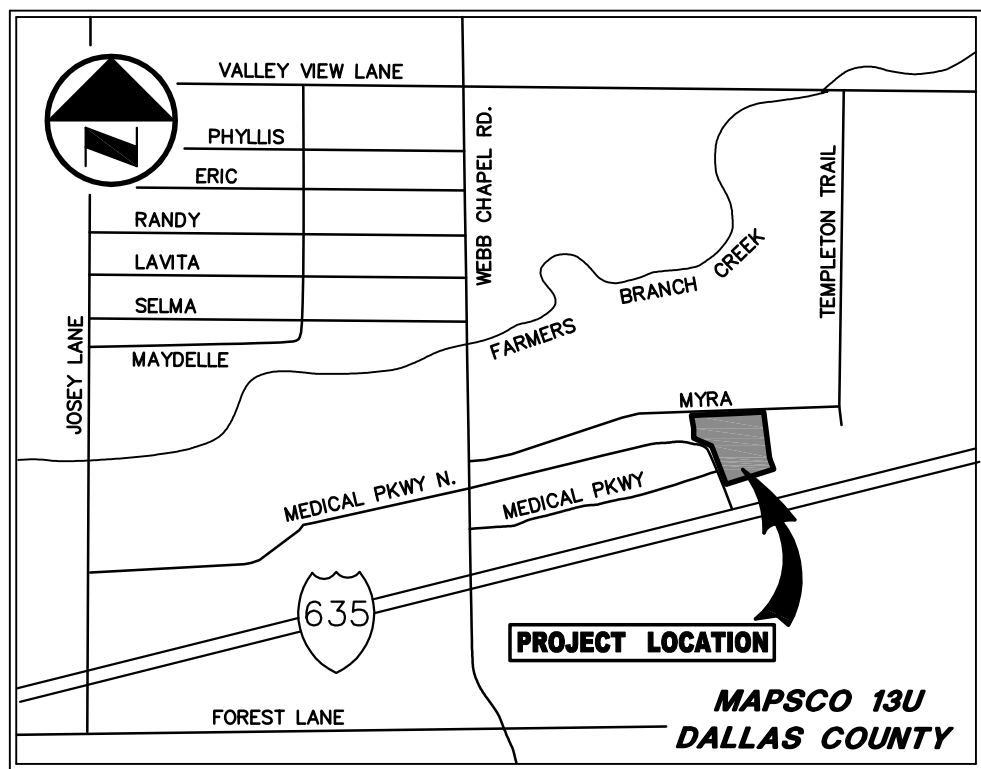
- PLAN NOTES:**
- OFF-SITE EASEMENTS AS SHOWN ON THIS SITE PLAN WILL BE SECURED AND RECORDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF THE ANY BUILDING FOR THIS DEVELOPMENT.
 - CIVIL PLANS ARE NOT APPROVED WITH DETAILED SITE PLAN APPROVAL. ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL MEET CITY STANDARDS AND ARE SUBJECT TO REVIEW AND APPROVAL BY PUBLIC WORKS.

OWNER/DEVELOPER:
MYRA PARK 635, LLC,
8235 DOUGLAS AVENUE, #960
DALLAS, TEXAS 75225
PHONE: (214)794-3575
CONTACT: ROBERT EDELMAN
EMAIL: REDELMAN@STONESTREETDEV.COM

CIVIL ENGINEER:
VIEWTECH INC.
TEXAS FIRM REG. #F-2658
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
PHONE: (972) 661-8187
FAX: (972) 661-8172
CONTACT: AARON WOLF, P.E.
EMAIL: AW@VITC.NET

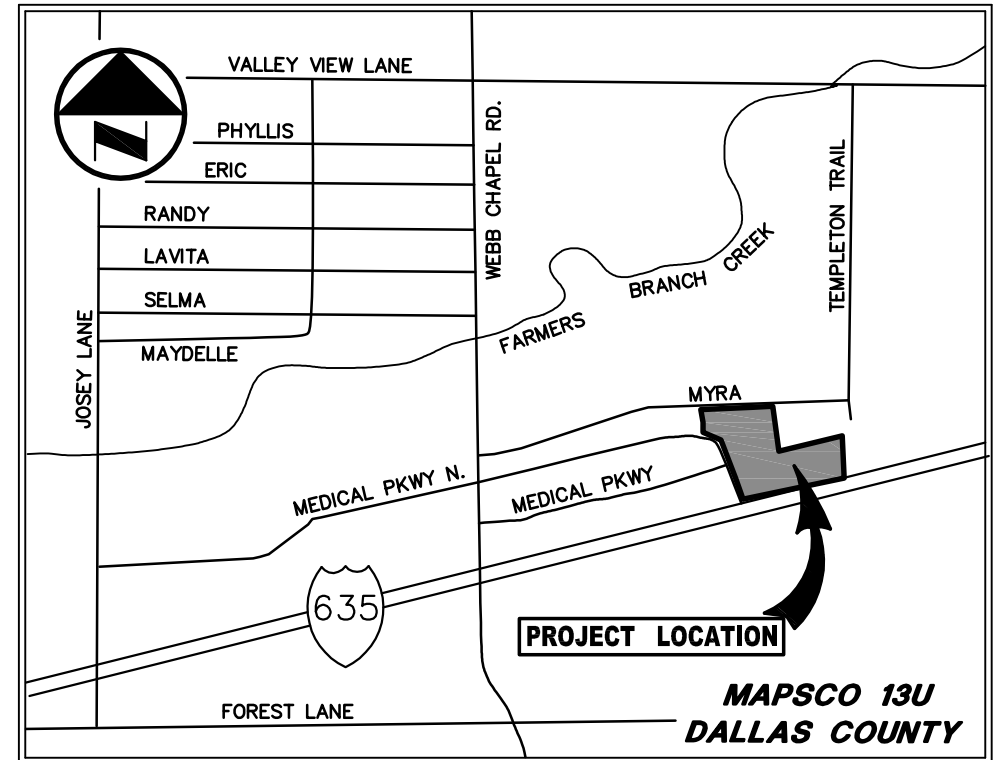
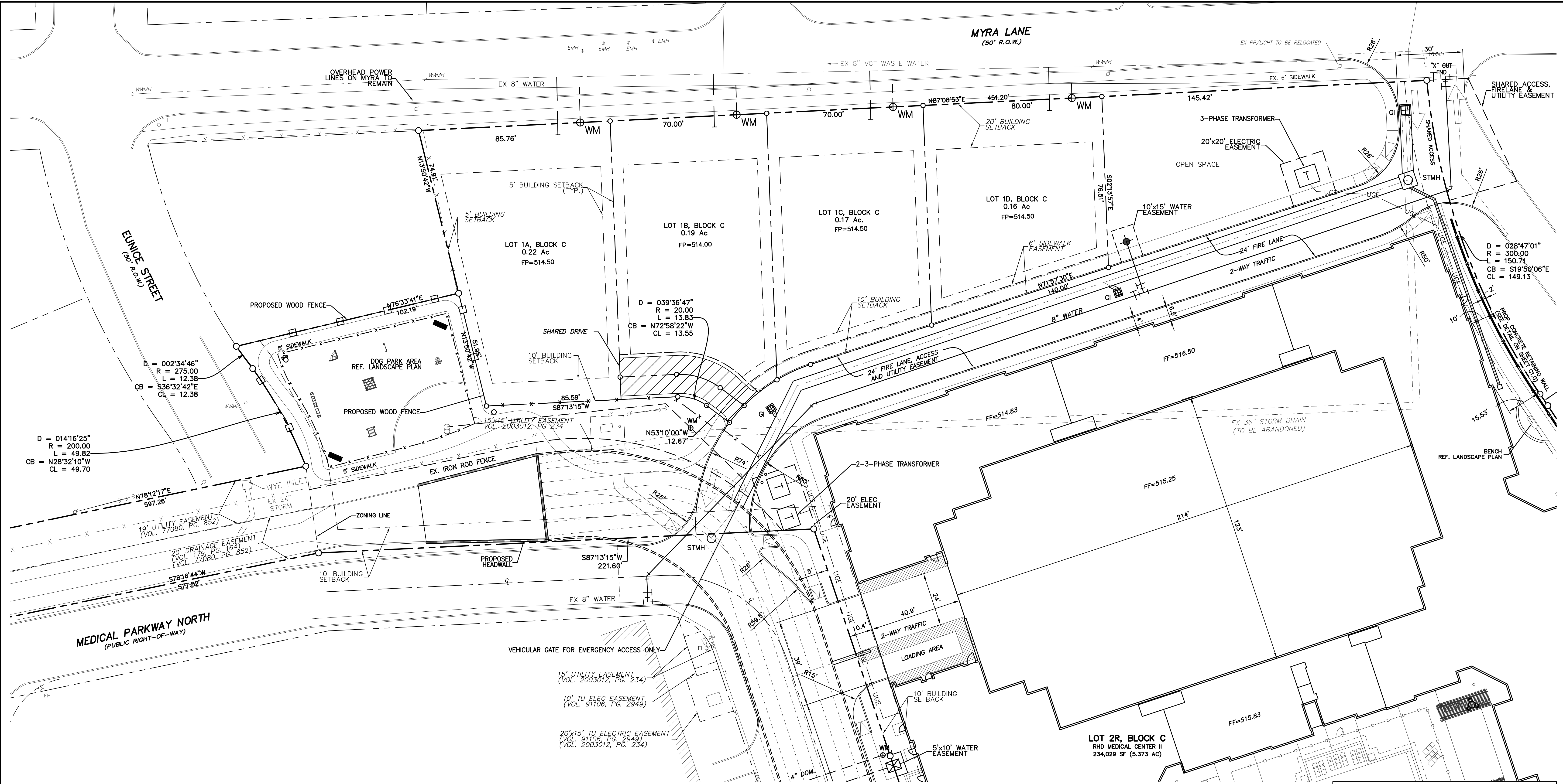


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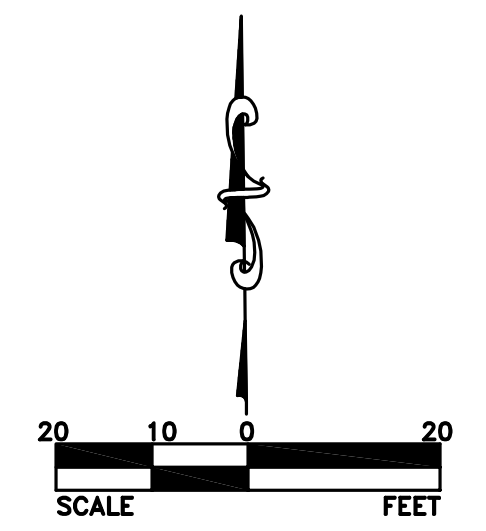


DATE	ACTION
PLANNING AND ZONING COMMISSION DATE:	
CITY COUNCIL DATE:	
ORDINANCE NO.:	
RESOLUTION NO.:	
ADMINISTRATIVE APPROVAL DATE:	

SITE PLAN				
THE SPOT • MYRA PARK				
LOTS 1A, 1B, 1C, 1D, & 2R BLOCK C RHD MEDICAL CENTER II ADDITION CITY OF FARMERS BRANCH, TEXAS				
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658				
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172				
DESIGN	DRAWN	DATE	SCALE	JOB # SHEET
AW	JG	06/23/20	1"=40'	2018.170 C10



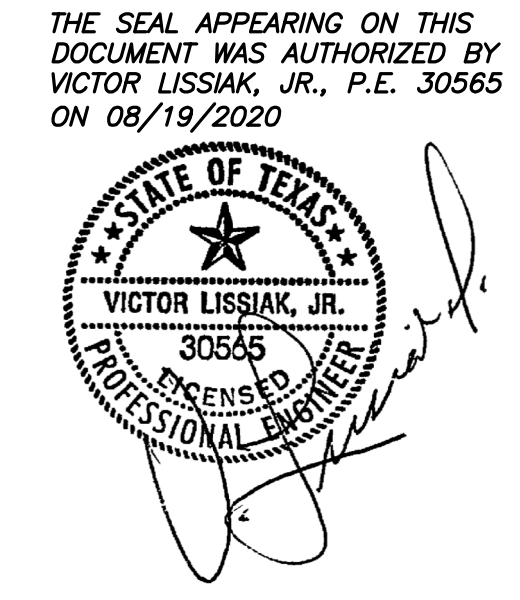
VICINITY MAP
(NOT TO SCALE)



- LEGEND:**
- R.O.W. RIGHT OF WAY
 - PP EXISTING POWER POLE
 - LP EXISTING LIGHT POLE
 - WMH EXISTING WASTEWATER MANHOLE
 - CI CURB INLET
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 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - RETAINING WALL

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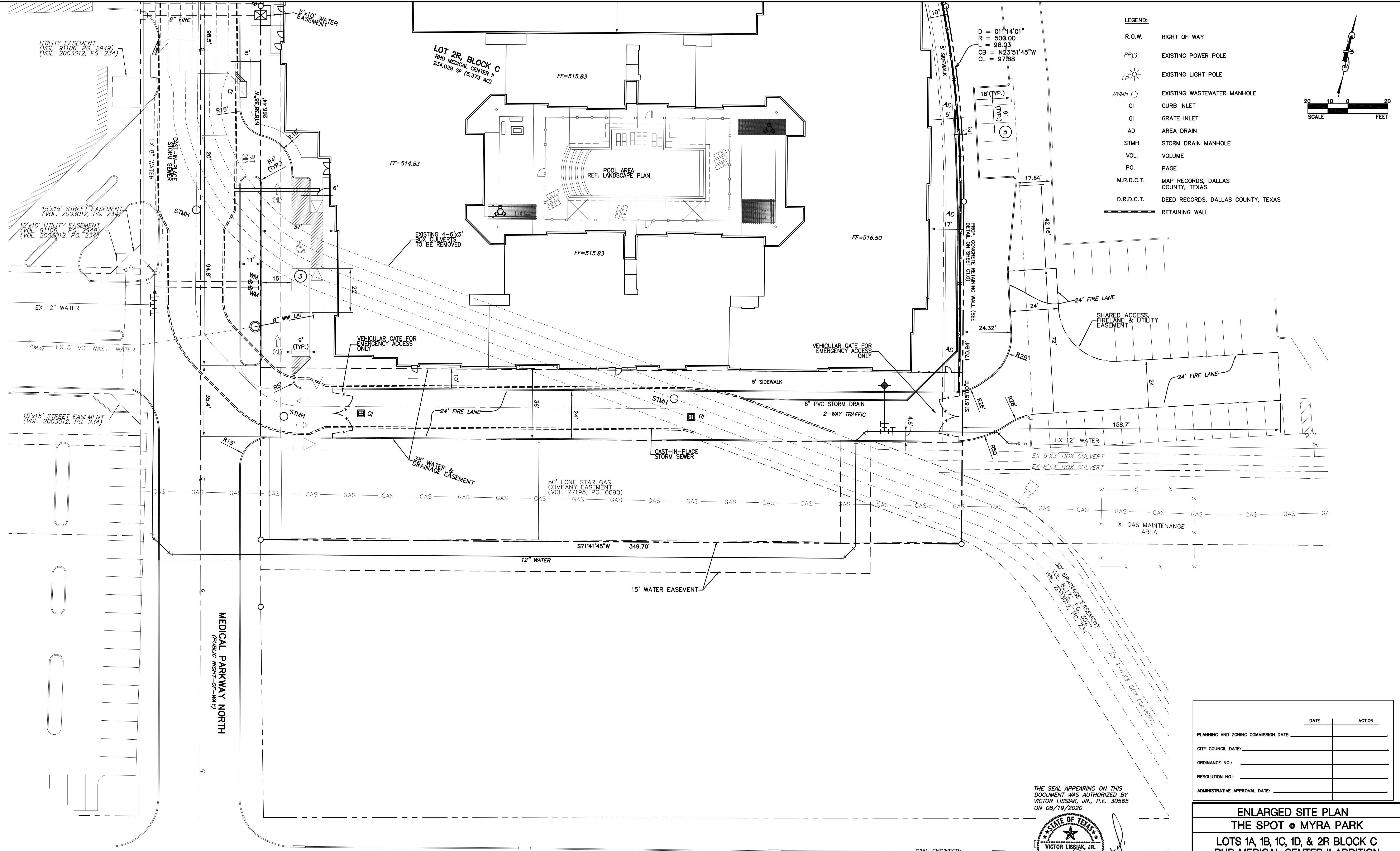
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CONTACT: AARON WOLF, P.E.
EMAIL: AW@VTINC.NET



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ENLARGED SITE PLAN THE SPOT • MYRA PARK					
LOTS 1A, 1B, 1C, 1D, & 2R BLOCK C RHD MEDICAL CENTER II ADDITION CITY OF FARMERS BRANCH, TEXAS					
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658					
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	JG	06/23/20	1"=20'	2018.170	C11

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LEGEND:

R.O.W. RIGHT OF WAY

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VOL. VOLUME

PG. PAGE

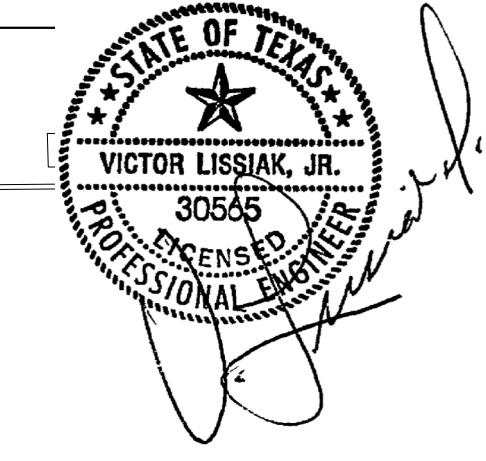
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D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

RETAINING WALL

20 10 0 20
SCALE FEET

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR LISSIAK, JR., P.E. 30565 ON 08/19/2020



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CONTACT: AARON WOLF, P.E.
EMAIL: AW@VTINC.NET

LBJ FREEWAY (IH-635)
(SERVICE ROAD)

DATE	ACTION
PLANNING AND ZONING COMMISSION DATE: _____	
CITY COUNCIL DATE: _____	
ORDINANCE NO.: _____	
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ENLARGED SITE PLAN
THE SPOT @ MYRA PARK
LOTS 1A, 1B, 1C, 1D, & 2R BLOCK C
RHD MEDICAL CENTER II ADDITION
CITY OF FARMERS BRANCH, TEXAS

VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658
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DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	JG	06/23/20	1"=20'	2018.170	C12

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