

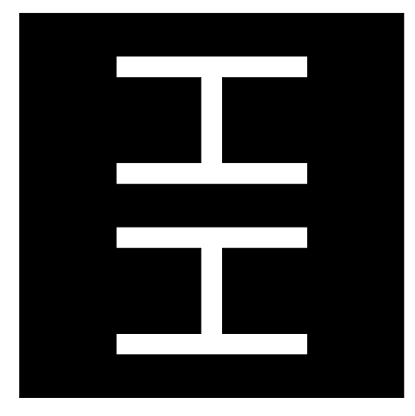
**1 CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 80'-0"  
 North

Zoning Table	
Zoning Case No:	Z178-121
Site Acreage:	21
Perimeter Fence:	Denoted by: ✕ ✕ ✕ ✕ ✕
Ingress/Egress:	Denoted by: ✱
Gated Ingress/Egress:	Denoted by: ▲
Proposed DART Stop:	Denoted by: ■
Yard, Lot and Space Regulations Per I/R Zoning	
Maximum Lot Coverage:	80%
Setback (Front):	15'-0"
Setback (Side/Rear):	No Minimum
Maximum Height:	200'-0"
Community Resource Campus Parking	
Convalescent and nursing home, hospice care and related institutions:	No parking is required
Permanent Supportive Housing:	1 space per dwelling unit for an efficiency and one-bedroom units
Office in a Community Resource Center:	1 space per 500 square feet of office area
Shelter Facilities:	Required off-street parking is one space per 3,000 square feet of group residential facilities and overnight general purpose shelter facilities. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. Additional parking is not required during a declared emergency or extreme weather conditions.
Church:	1 space per 10 seats up to a maximum of 300 seats, parking for more than 300 seats must be provided at a ratio of one space per 4 seats for the seats over 300. If seating is not fixed, one space per 180 square feet is required for sanctuary or auditorium space less than 5,400 square feet in size. Parking for more than 5,400 square feet of sanctuary or auditorium space must be provided at a ratio of one space per 28 square feet for the area over 5,400 square feet.
Warehouse:	1 space per 4,000 square feet
Community Service Center:	1 space per 500 square feet of floor area
Other Uses:	Parking is not required for private recreation centers, dining facilities, classrooms, child care facilities, and animal sheltering that are accessible only to campus clients.
Landscaping in accordance with Article X	
Open space:	A minimum of five (5) percent of the total site area must be provided in open space. Open space may include recreational facilities available to residents of the site or unprogrammed green space with a minimum area of 10,000 square feet. Open space must be landscaped to include a minimum of grass or other ground cover and may include sidewalks and/or other pedestrian facilities.
Sidewalks:	Sidewalks must be provided between all buildings and recreational facilities. Sidewalks must also be provided between any transit facility located on the perimeter of the site and the interior sidewalk system. Minimum sidewalk width is five (5) feet.
Fences:	A minimum six-foot masonry or decorative metal perimeter fence must be provided as depicted in the Development Plan. Chain-link fencing is prohibited, along with any prohibited fencing material listed in Section 51A-4.602(a)(9).

NOT FOR CONSTRUCTION

Revision Schedule
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HH Architects, Inc.  
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Clinical Service Center  
 The Salvation Army  
 8625 N. Stemmons Freeway  
 Dallas, TX 75247



1701	2019.01.22
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Master Plan  
 Site Plan

A-100