

02/14/2019  
PROJECT NUMBER  
CASE NUMBER

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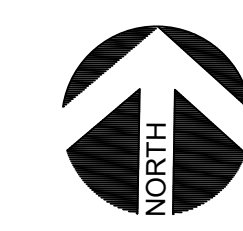


**3641 DIXON AVENUE**  
DALLAS, TX



VICINITY MAP

NTS



SITE DATA TABLE  
SUP FOR OPEN ENROLLMENT CHARTER SCHOOL

CR COMMUNITY RETAIL DISTRICT		
TOTAL SITE AREA	4.02 AC	
EXISTING FLOOR AREA	9,000 SF	
CLASSROOMS / GRADE LEVEL	10	HIGH SCHOOL
YARD, LOT, SPACE		
	MAX.	PROVIDED
FLOOR AREA RATIO	0.75	0.1
EXISTING BUILDING HEIGHT	54 FT	18 FT
LOT COVERAGE	60%	5%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK - DIXON AVE	15 FT	43 FT
SIDE SETBACK -NORTHEAST	20 FT	61 FT
SIDE SETBACK - SOUTHWEST	20 FT	79 FT
REAR SETBACK	NONE	10 FT
PARKING		
	REQ.	PROVIDED
PARKING: SCHOOL 9.5/CLASSROOM	95	106

