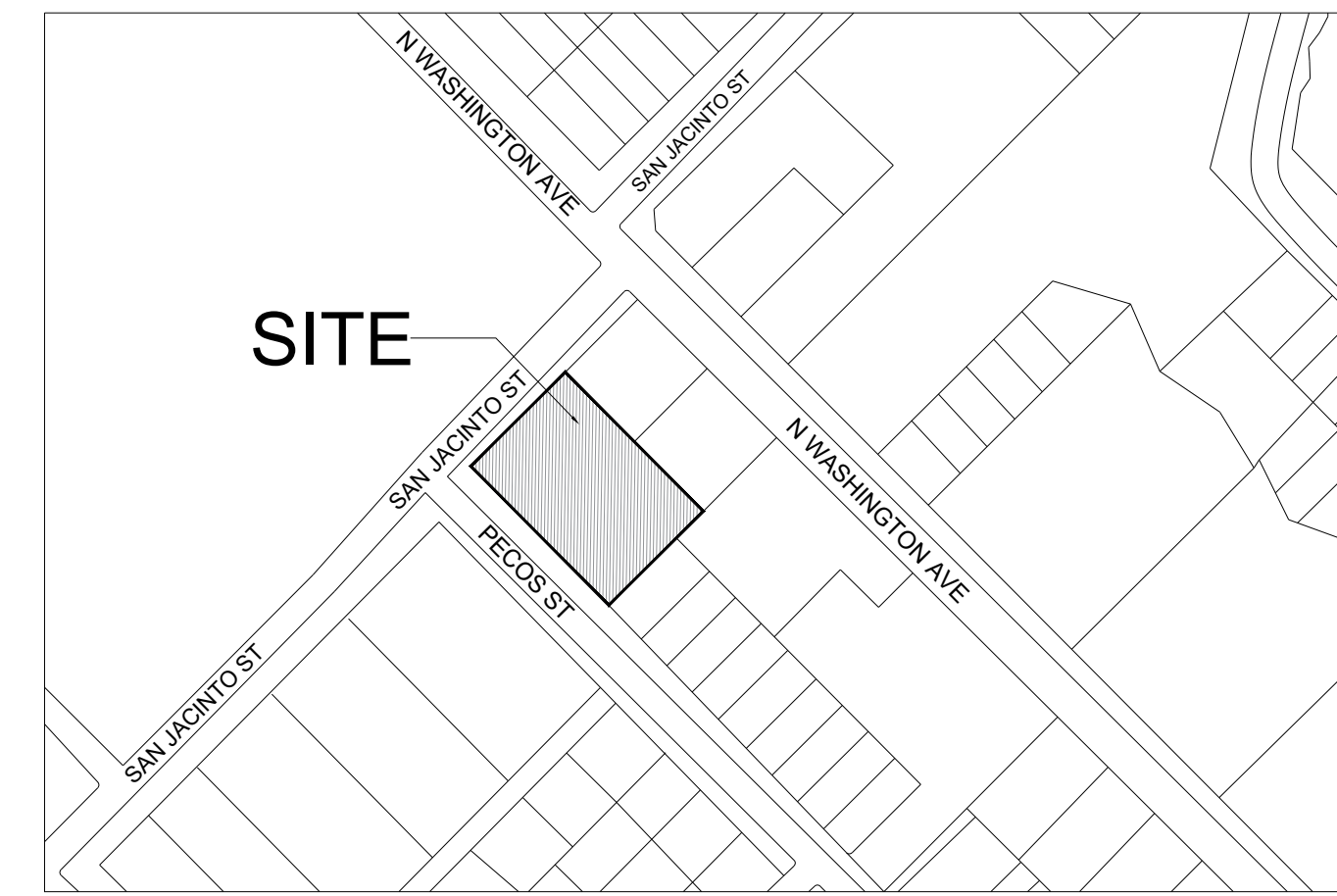


NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 24"x36"



VICINITY MAP



ZONING INFORMATION TABLE
PD 298 SUBAREA 7

	REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK=	5 FEET	25 FEET
MAXIMUM FRONT YARD SETBACK=	25 FEET	25 FEET
MINIMUM SIDE YARD SETBACK= 0 OR 10 FEET		10 FEET
MAXIMUM LOT COVERAGE=	70%	40%
MAXIMUM STRUCTURE HEIGHT=	39 FEET	10 FEET
MAXIMUM FLOOR AREA RATIO=	2:1	0.4:1

PARKING ANALYSIS

LANDUSE	AREA	RATIO
CHILCARE FACILITY	5416 SQ.FT.	1/500
MINIMUM PARKING REQUIREMENT = 11 PARKINGS		
PARKING PROVIDED = 5 ONSITE + 11 REMOTE		

- NOTES:
- ① - PARKING NUMBERS
 - ① - DROP/PICK WAITING CAPACITY
 - - DROP/PICK ROUTE

ADDRESS:
3700 SAN JACINTO ST
DALLAS, TX 75204

SITE PLAN
 PARCEL ID: 00000117802000000
 LANDUSE : CHILDCARE
 LOT AREA: 15,272 SQ.FT.
 PLOT SIZE: 24" X 36"
 DRAWING DATE: 09/24/2019
 DRAWING SCALE: 1"=15'
 ZONING NO. : Z189-306

