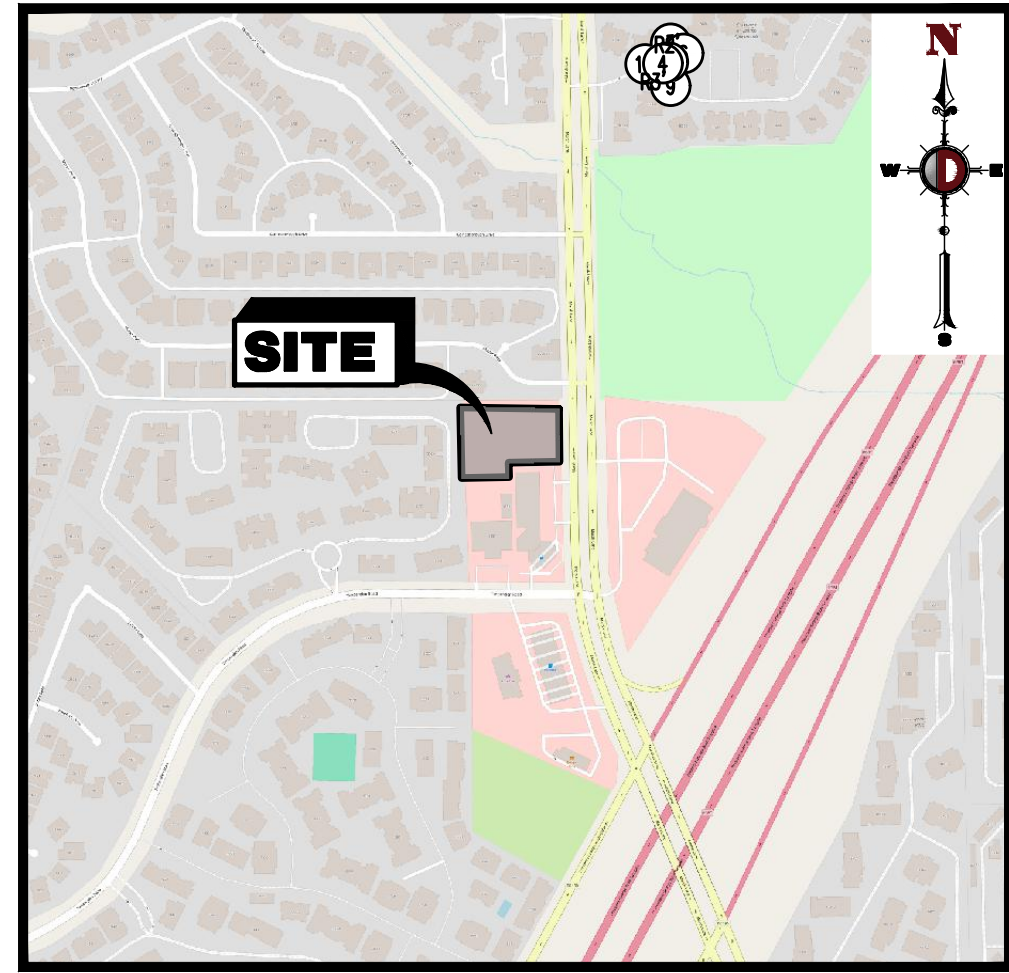
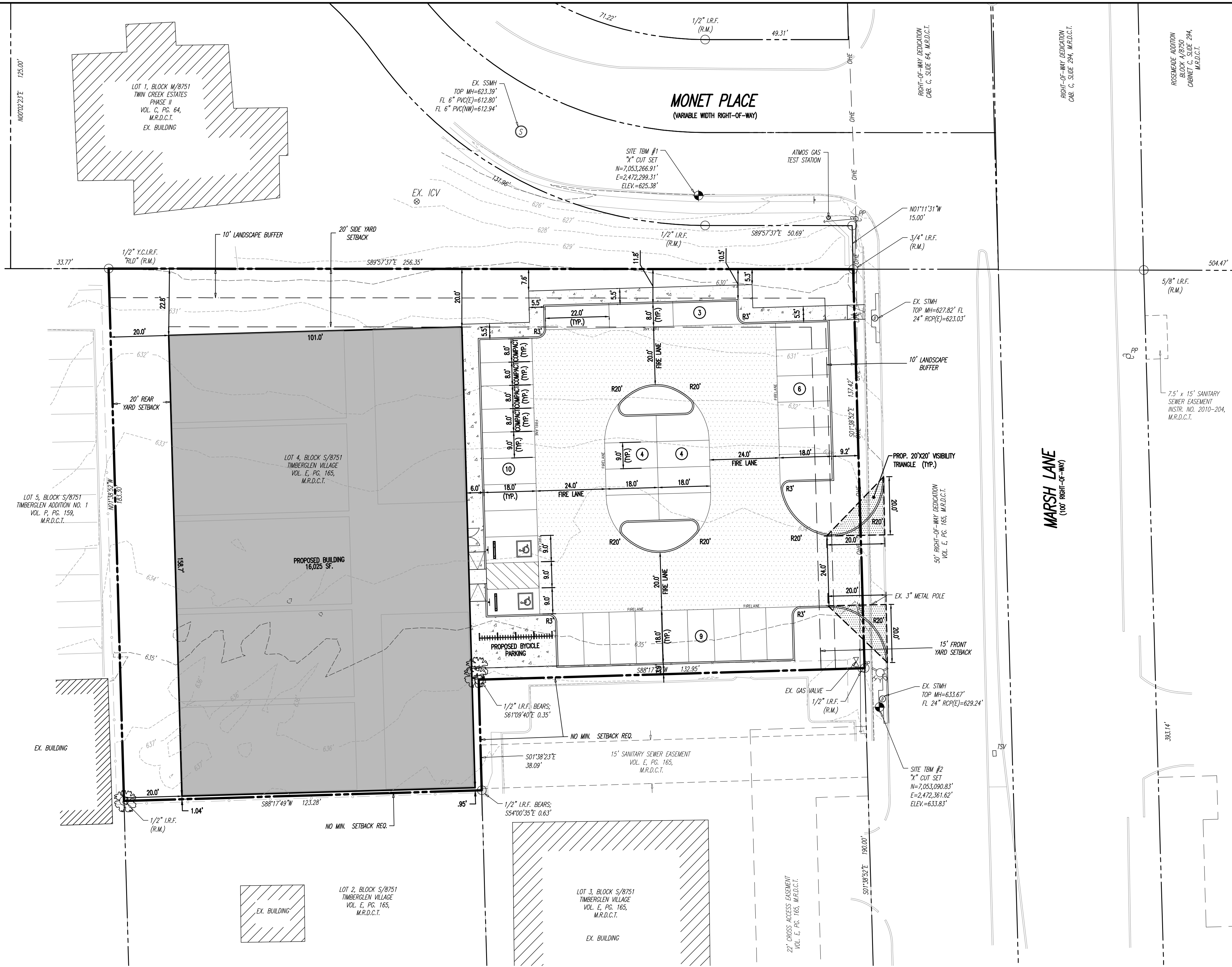
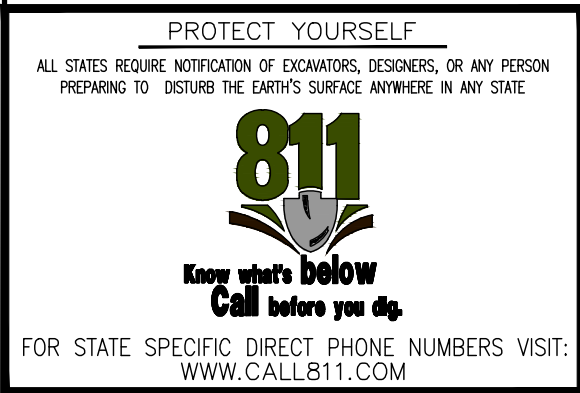
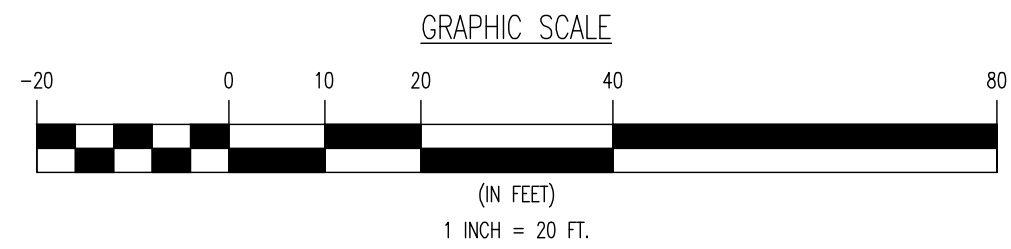
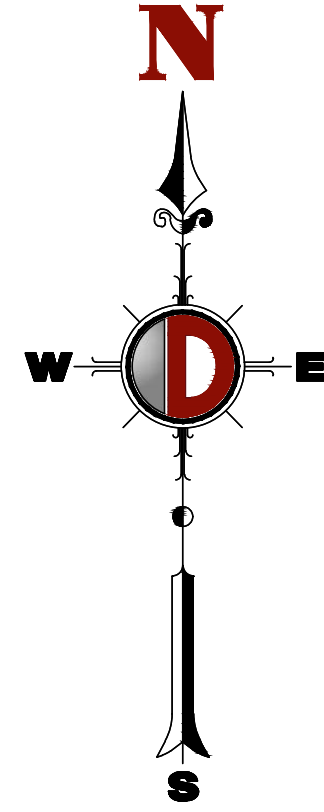




VICINITY MAP
SCALE: 1"=500'



SITE DATA SUMMARY TABLE	
Zoning	Neighborhood Service NS(A)
Proposed Use	In-door Pickleball / Private Recreational Use
Lot Area	0.964 AC / 41,992 SF
Pickleball Courts (7)	14,300 SF
Office	450 SF
Common Space	1,275 SF
Building Area	16,025 SF
Lot Coverage	38.16%
Floor Area Ratio	1:0.38
Total Parking Required	24 spaces
Pickleball Courts (7) - 3 per court	21 spaces
Private Recreational Use - 1 per 150 SF of remainder area	3 spaces
Total Parking Provided	36 spaces
ADA Parking Required	2 spaces
ADA Parking Provided	2 spaces
Impervious Surface	27,695 SF
Pervious Surface	14,297 SF

NOTES:

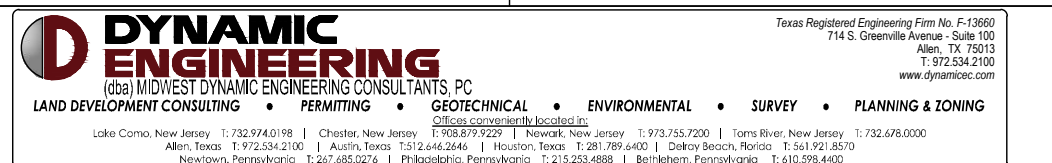
1. "COMMON SPACE" INCLUDES AREAS WITHIN THE BUILDING SUCH AS WALKWAYS, RESTROOMS, ELECTRICAL AND MAINTENANCE ROOMS.

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN
FOR REVIEW ONLY
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THE PURPOSE OF INTERIM REVIEW
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STATE LICENSE NUMBER 107537.
ON 01/13/2025, THIS DOCUMENT IS
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PURPOSES.

LINDSEY G. MAYER
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107537



PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
-	-	-

SUP SITE PLAN

PICKLEBALL COURTS DEVELOPMENT PLAN

18615 MARSH LANE - BLK. S/8751-LOT 4

[DALLAS DEVELOPMENT SERVICES]

CITY OF DALLAS, DALLAS COUNTY, TEXAS

	DATE	FILE	NUMBER	SHEET
RG	JK	JAN. 13, 2025		C01.01