



VICINITY MAP

NTS



01/12/2024

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

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**Baldwin**  
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SITE DATA TABLE  
SUP FOR OPEN ENROLLMENT CHARTER SCHOOL  
SUP NO. 2299

IR INDUSTRIAL RESEARCH ZONING DISTRICT		
TOTAL SITE AREA	3.195 AC	
SUP LAND USE (BUILDINGS A, C, D; 37,200 SF)	OPEN ENROLLMENT CHARTER SCHOOL	
BUILDING B (17,200 SF) CURRENT LAND USE	MEDICAL CLINIC	
TOTAL FLOOR AREA FOR SITE	54,400	
CLASSROOMS/GRADE LEVEL	18	HIGH SCHOOL
YARD, LOT, SPACE		
	MAX.	PROVIDED
FLOOR AREA RATIO	2.0	.39
BUILDING STORIES	15	2
LOT COVERAGE	80%	48%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK - SKILLMAN ST	15 FT	43 FT
FRONT SETBACK - WENDELL RD	15 FT	53 FT
SIDE SETBACK	NONE	N/A
REAR SETBACK	NONE	N/A
PARKING		
	REQ.	PROVIDED
PARKING: SCHOOL 3.611 PER CLASSROOM	65	
PARKING: BUILDING B - MEDICAL CLINIC 1 PER 200SF	86	
	151	156

\*142 Spaces On-site; 14 Spaces Remote

9617 Wendell Road  
CITY OF DALLAS, TEXAS



1 SITE PLAN  
SCALE: 1" = 30'-0"



Z223-285(LG)