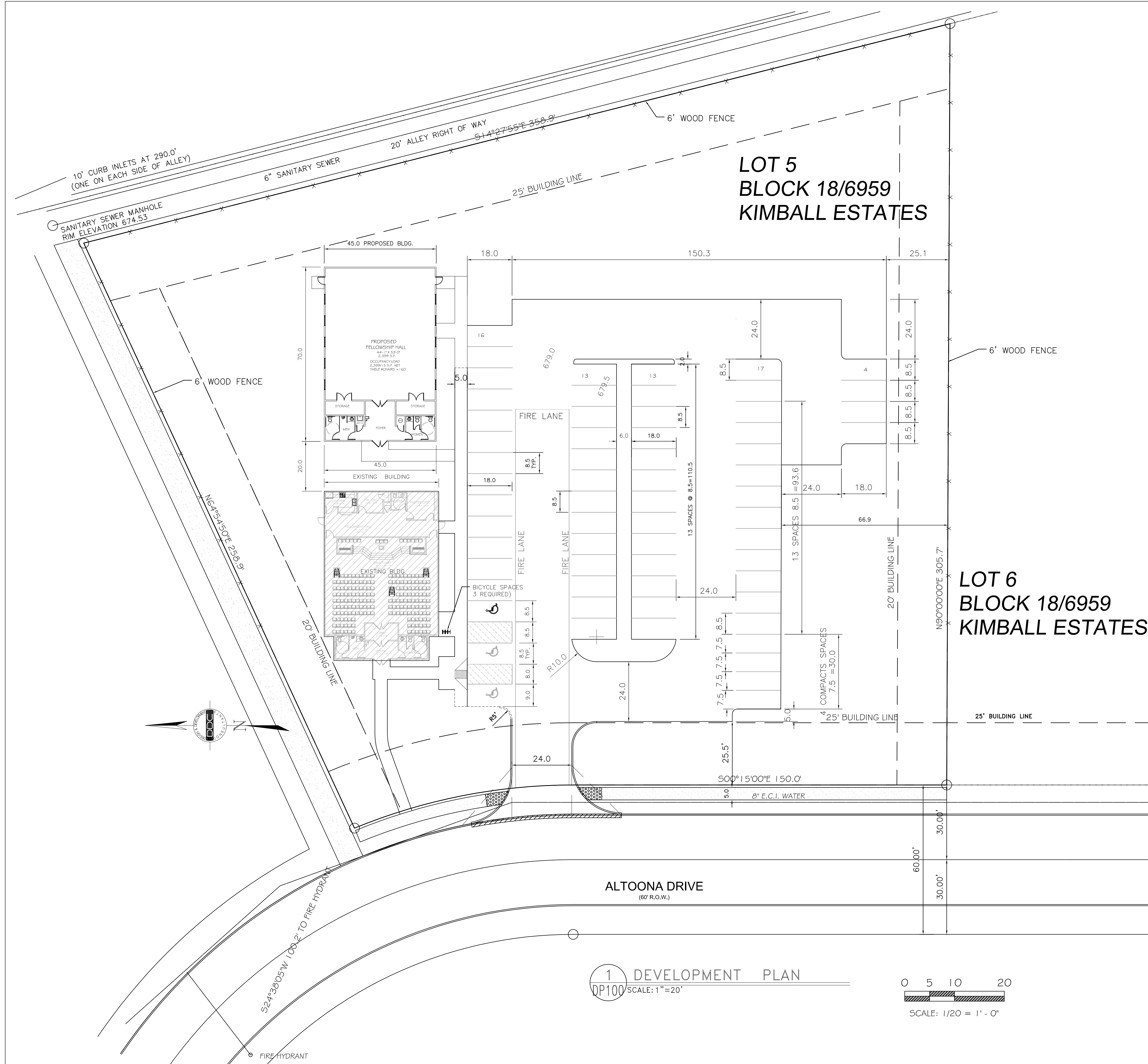




VICINITY MAP-63-E (DALLAS)

OWNER:	SET FREE DELIVERANCE
	4075 ALTOONA DRIVE
	DALLAS, TEXAS
	PH # (214)-330-2750
ZONING:	PD38
LEGAL DESCRIPTION:	
KIMBALL ESTATES	
BLK 18/6959 LOT 5	
CLASSIFICATION:	A2
TOTAL LOT AREA :	80,426/1.846 ACRES
TOTAL GROSS FLOOR AREA OF EXISTING BLDG.:	3,055 S.F.
TOTAL GROSS FLOOR AREA OF PROPOSED BLDG.:	3,150 S.F.
TOTAL GROSS FLOOR AREA OF BUILDINGS:	6,205 S.F.
FRONT SETBACK:	25'
SIDE YARD:	20'
REAR YARD:	25'
MAX. BLDG. HEIGHT BY PD:	ALLOW 50'MAX./PROVIDED 19'-8"FT.
PROPOSED PERCENTAGE OF LOT COVERAGE :	6,205/80,426=7.7%
CONSTRUCTION TYPE:	2-B NON-SPRINKLED
SANCTUARY FIXED SEATING :	183
PARKING: RATIO	1/4
TOTAL PARKING REQUIRED:	46
TOTAL PARKING PROVIDED:	63
TOTAL H/C PARKING REQUIRED:	3
TOTAL H/C PARKING PROVIDED:	3



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No.	Description	Date
1	REVISED PER CITY COMMENTS	02/26/2024
2	REVISED PER CITY COMMENTS	04/01/2024
3	REVISED PER CITY COMMENTS	01/06/2025
4	REVISED PER CITY COMMENTS	01/15/2025

SET FREE DELIVERANCE
4075 Altoona Drive
Dallas, TX 75223

DEVELOPMENT PLAN

Project number	2023.02
Date	02/23/23
Drawn by	MJ
Checked by	MJ

DP100

Scale 1" = 20'

M234-011 (SAS)