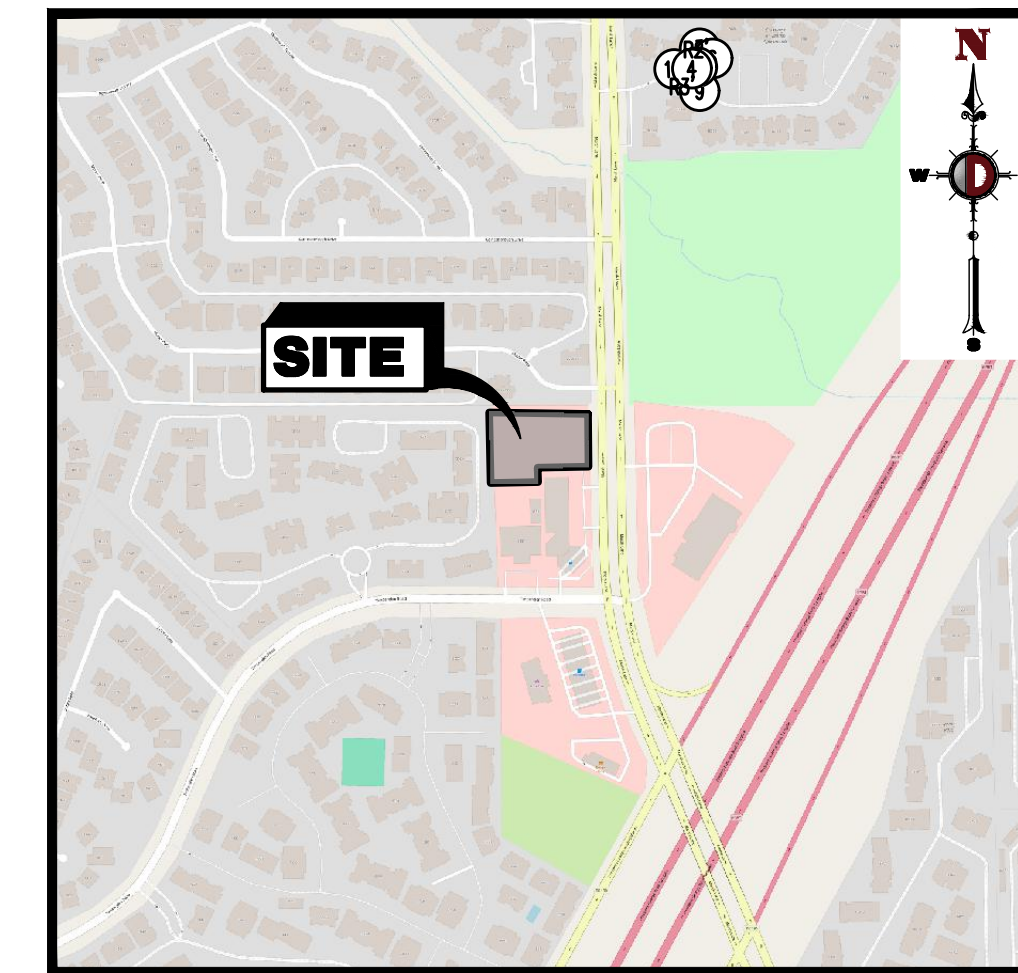
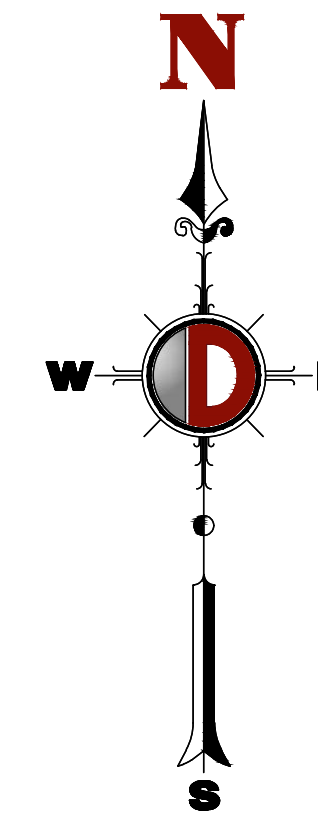




SCALE: 1"=500'



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

Zoning	Neighborhood Service H(SA)
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
Pickball 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

REV NO.	DATE	DESCRIPTION	BY

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

PRELIMINARY PLAN
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
AND MARKUP UNDER THE
AUTHORITY OF LINDSEY O. MAYER,
STATE LICENSE NUMBER 107537,
ON 01/13/2025. THIS DOCUMENT IS
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LINDSEY G. MAYER
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 107537

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

[DALLAS DEVELOPMENT SERVICES]

CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

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