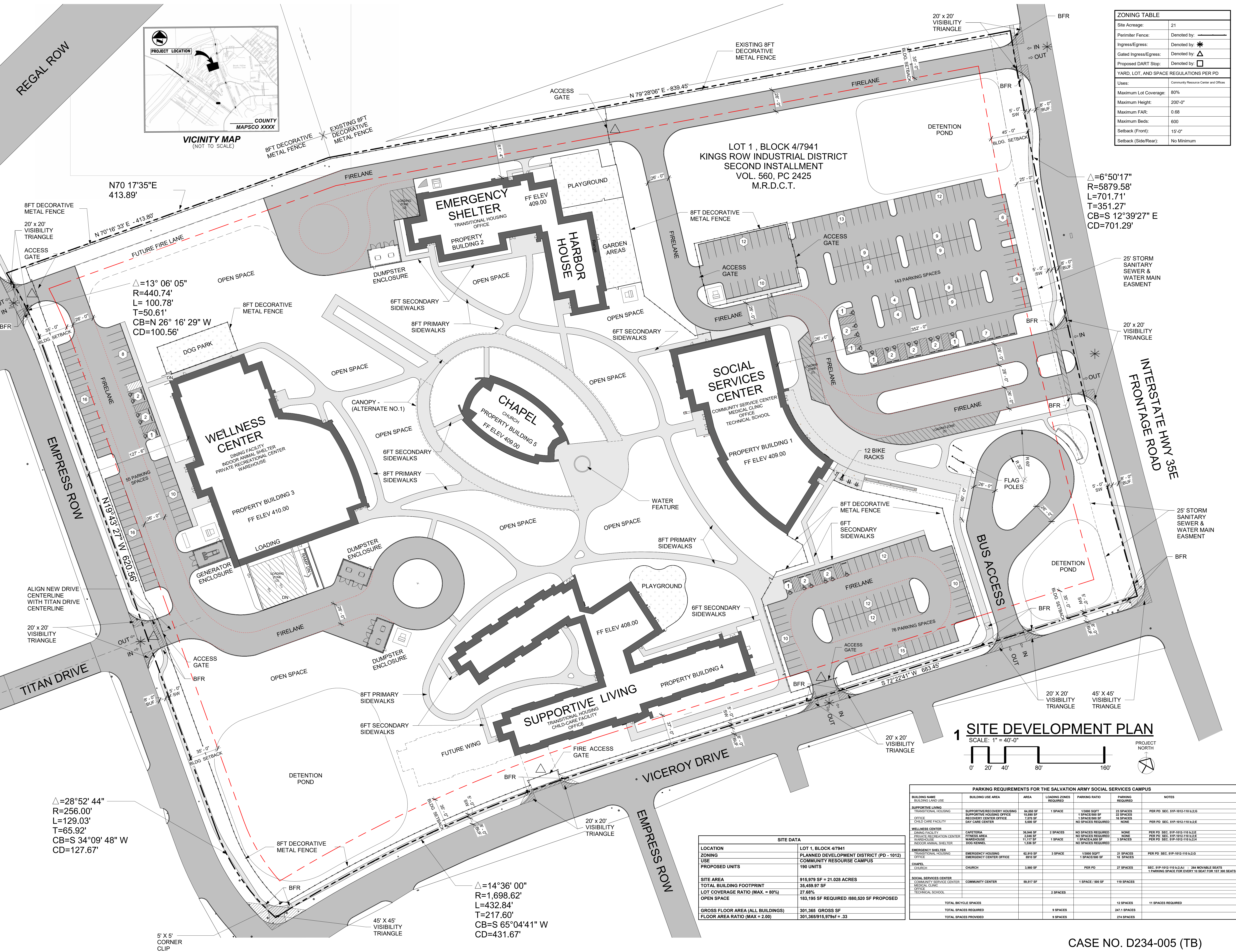
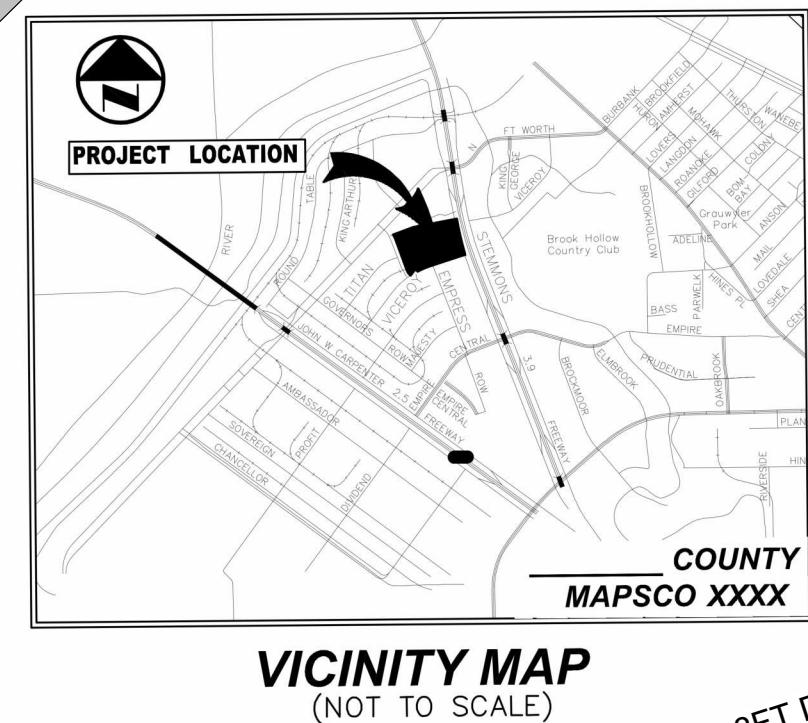


ZONING TABLE	
Site Acreage:	21
Perimeter Fence:	Denoted by: —
Ingress/Egress:	Denoted by: *
Gated Ingress/Egress:	Denoted by: Δ
Proposed DART Stop:	Denoted by: □
YARD, LOT, AND SPACE REGULATIONS PER PD	
Uses:	Community Resource Center and Offices
Maximum Lot Coverage:	80%
Maximum Height:	200'-0"
Maximum FAR:	0.68
Maximum Beds:	600
Setback (Front):	15'-0"
Setback (Side/Rear):	No Minimum



Δ=6°50'17"
R=5879.58'
L=701.71'
T=351.27'
CB=S 12°39'27" E
CD=701.29'

Δ=13° 06' 05"
R=440.74'
L= 100.78'
T=50.61'
CB=N 26° 16' 29" W
CD=100.56'

Δ=28°52' 44"
R=256.00'
L=129.03'
T=65.92'
CB=S 34°09' 48" W
CD=127.67'

Δ=14°36' 00"
R=1,698.62'
L=432.84'
T=217.60'
CB=S 65°04'41" W
CD=431.67'

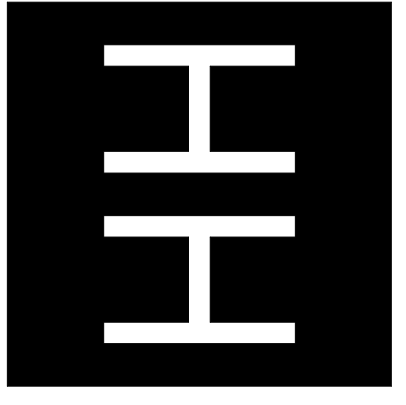
1 SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"
PROJECT NORTH

SITE DATA	
LOCATION	LOT 1, BLOCK 4/7941
ZONING	PLANNED DEVELOPMENT DISTRICT (PD - 1012)
USE	COMMUNITY RESOURCE CAMPUS
PROPOSED UNITS	190 UNITS
SITE AREA	915.979 SF = 21.028 ACRES
TOTAL BUILDING FOOTPRINT	35,499.97 SF
LOT COVERAGE RATIO (MAX. = 80%)	27.68%
OPEN SPACE	183,195 SF REQUIRED /880,520 SF PROPOSED
GROSS FLOOR AREA (ALL BUILDINGS)	301,365 GROSS SF
FLOOR AREA RATIO (MAX = 2.00)	301,365/915,979sf = .33

PARKING REQUIREMENTS FOR THE SALVATION ARMY SOCIAL SERVICES CAMPUS						
BUILDING NAME	BUILDING USE AREA	AREA	LOADING ZONES REQUIRED	PARKING RATIO	PARKING REQUIRED	NOTES
SUPPORTIVE LIVING	SUPPORTIVE/RECOVERY HOUSING	64,500 SF	1 SPACE	1/3000 SQFT	22 SPACES	PER PD SEC. 51P-1012-110 B-2/D
TRANSITIONAL HOUSING	TRANSITIONAL HOUSING OFFICE	10,200 SF	1 SPACE	1/3000 SQFT	22 SPACES	PER PD SEC. 51P-1012-110 B-2/E
OFFICE	RECOVERY CENTER OFFICE	7,878 SF	1 SPACE	1/3000 SQFT	16 SPACES	PER PD SEC. 51P-1012-110 B-2/E
CHILD CARE FACILITY	DAY CARE CENTER	5,600 SF	NO SPACES REQUIRED	NO SPACES REQUIRED	NO SPACES	PER PD SEC. 51P-1012-110 B-2/E
WELLNESS CENTER	CAFETERIA	38,846 SF	2 SPACES	NO SPACES REQUIRED	NONE	PER PD SEC. 51P-1012-110 B-2/E
DINING FACILITY	FITNESS AREA	2,046 SF	NO SPACES REQUIRED	NO SPACES REQUIRED	NONE	PER PD SEC. 51P-1012-110 B-2/E
PRIVATE RECREATION CENTER	WATERHOUSE	11,177 SF	1 SPACE	1/3000 SQFT	3 SPACES	PER PD SEC. 51P-1012-110 B-2/E
INDOOR ANIMAL SHELTER	DOG KENNEL	1,536 SF	NO SPACES REQUIRED	NO SPACES REQUIRED	NO SPACES	PER PD SEC. 51P-1012-110 B-2/E
EMERGENCY SHELTER	EMERGENCY HOUSING	62,910 SF	3 SPACE	1/3000 SQFT	21 SPACES	PER PD SEC. 51P-1012-110 B-2/D
TRANSITIONAL HOUSING	EMERGENCY CENTER OFFICE	8919 SF	1 SPACE	1/3000 SQFT	19 SPACES	PER PD SEC. 51P-1012-110 B-2/E
CHURCH	CHURCH	3,880 SF	PER PD	PER PD	27 SPACES	SEC. 51P-1012-110 B-2(A) 166 MOVABLE SEATS 1 PARKING SPACE FOR EVERY 16 SEAT FOR 151 300 SEATS
SOCIAL SERVICES CENTER	COMMUNITY CENTER	59,911 SF	1 SPACE/ 500 SF	1 SPACE/ 500 SF	119 SPACES	
COMMUNITY RESOURCE CENTER	OFFICE		2 SPACES			
TECHNICAL SCHOOL						
TOTAL BICYCLE SPACES					12 SPACES	11 SPACES REQUIRED
TOTAL SPACES REQUIRED					247.1 SPACES	
TOTAL SPACES PROVIDED					274 SPACES	

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CAMPUS PLAN
DALLAS SOCIAL SERVICES CAMPUS
8625 N. Stemmons Freeway, Dallas, Texas 75247



1701 07.18.2024

DEVELOPMENT PLAN

A-101

CASE NO. D234-005 (TB)