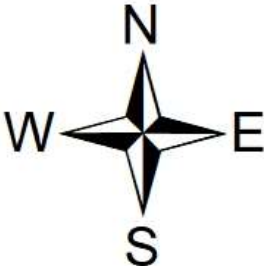


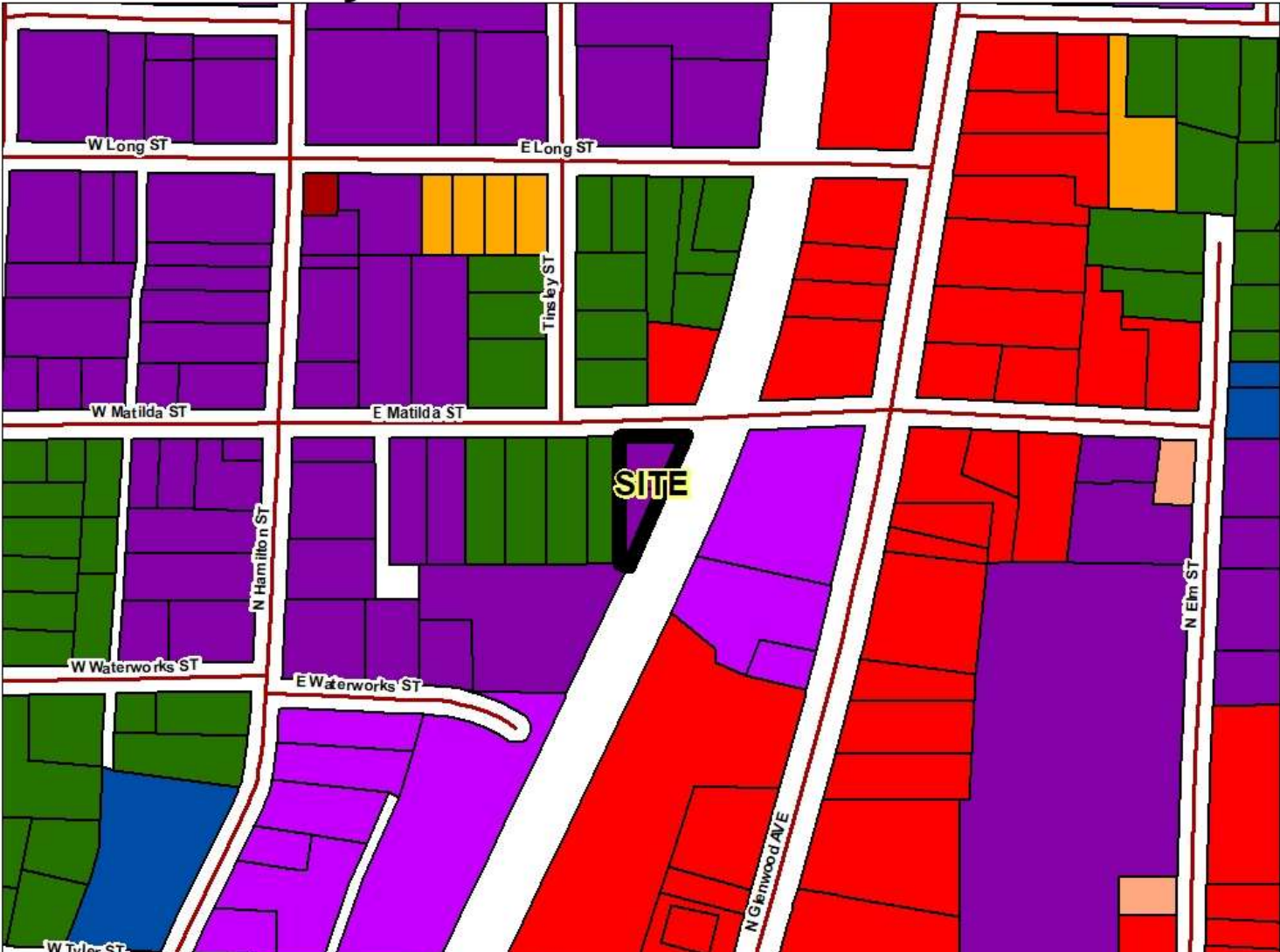
Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction



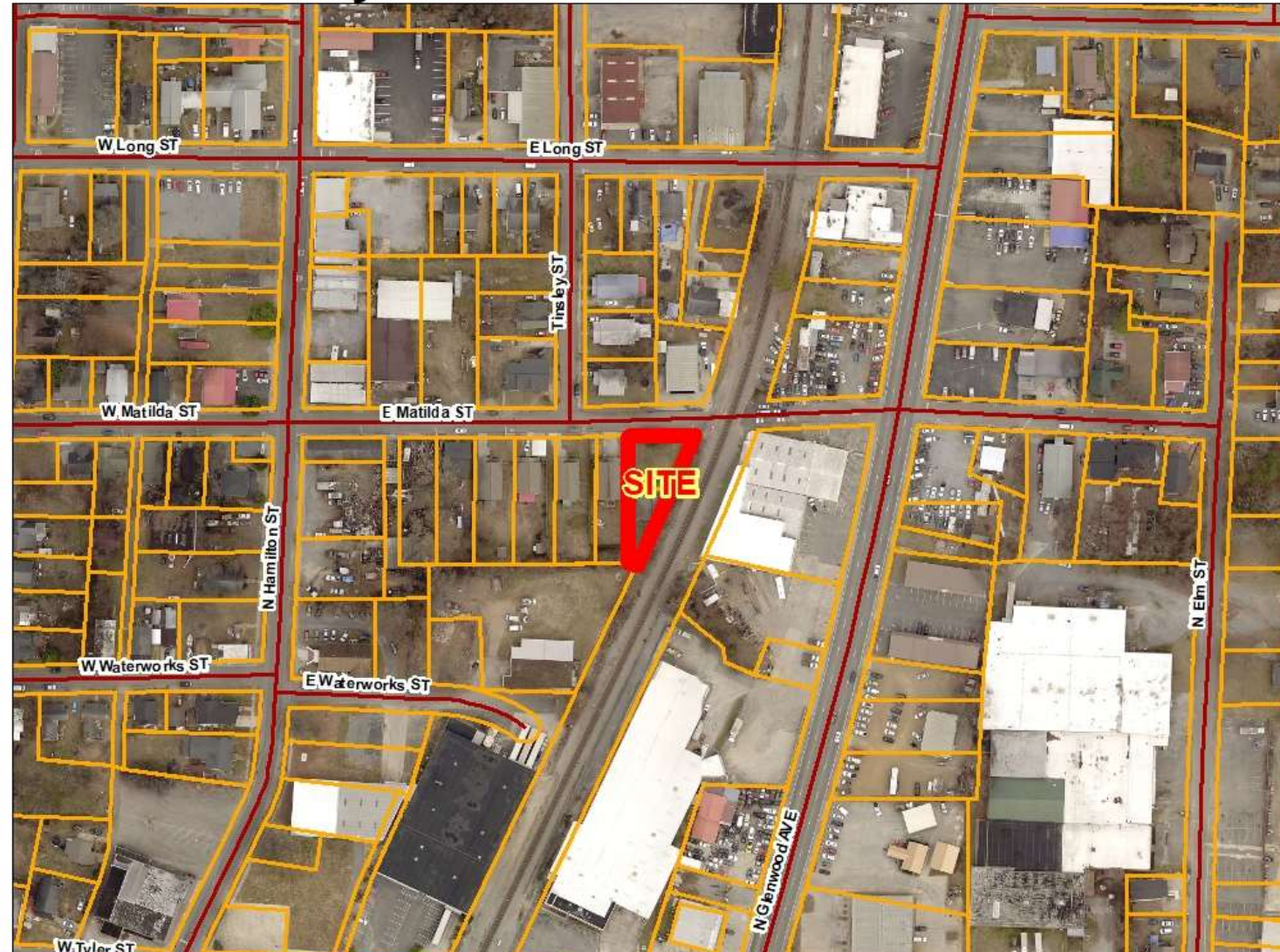
ZONING

- Medium Density Single Family Residential (R-3)
- Rural Residential (R-5)
- High Density Residential (R-7)
- Limited Commercial (C-1A) Cond
- Limited Commercial (C-1A)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

FEET
200



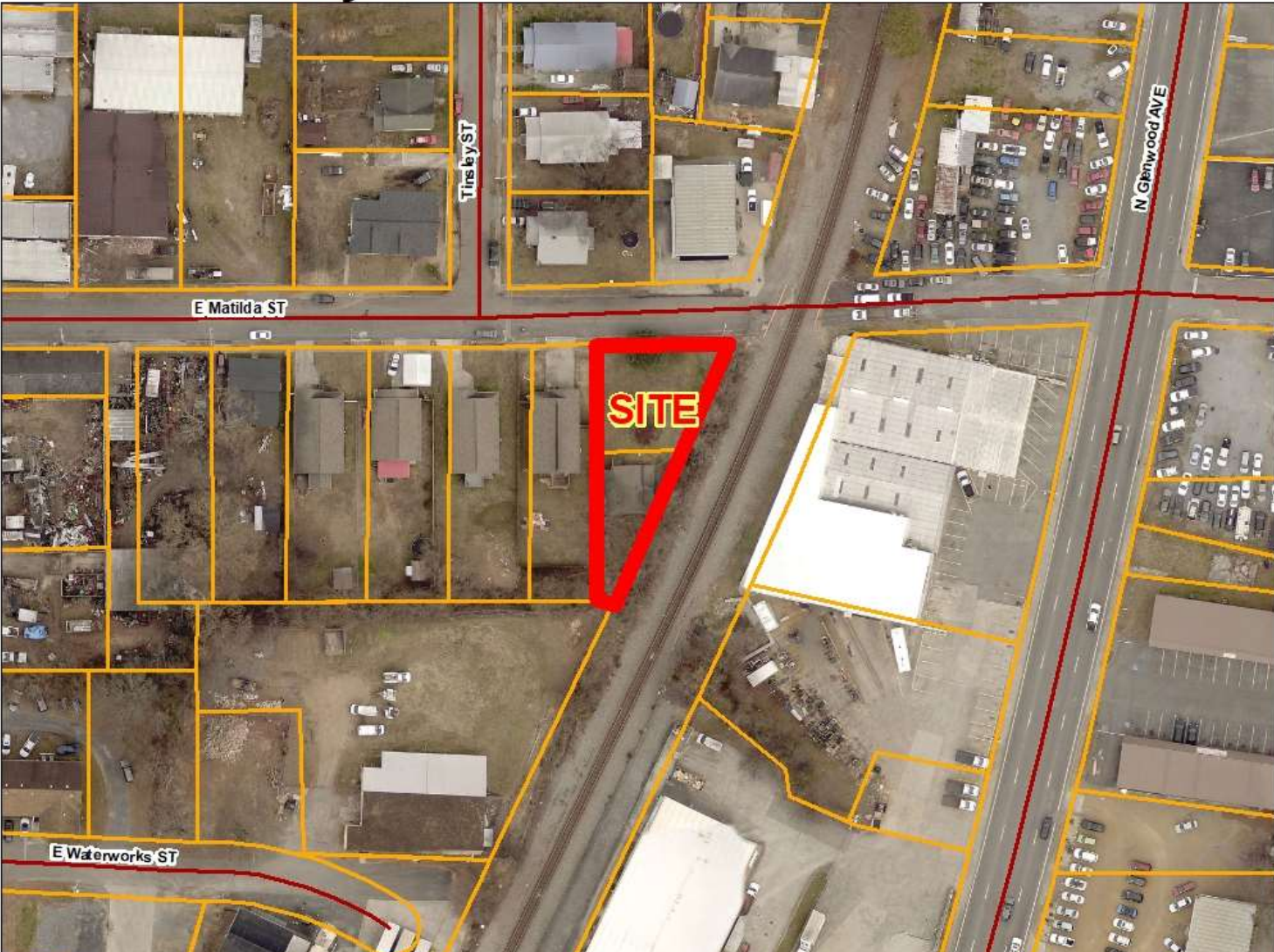
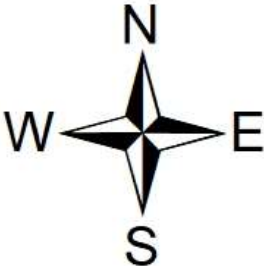
Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction



FEET
200



**Rojo Rezoning Request
M-2, Heavy Manufacturing
to
R-7, High Density Residential
City of Dalton Jurisdiction**



**FEET
100**



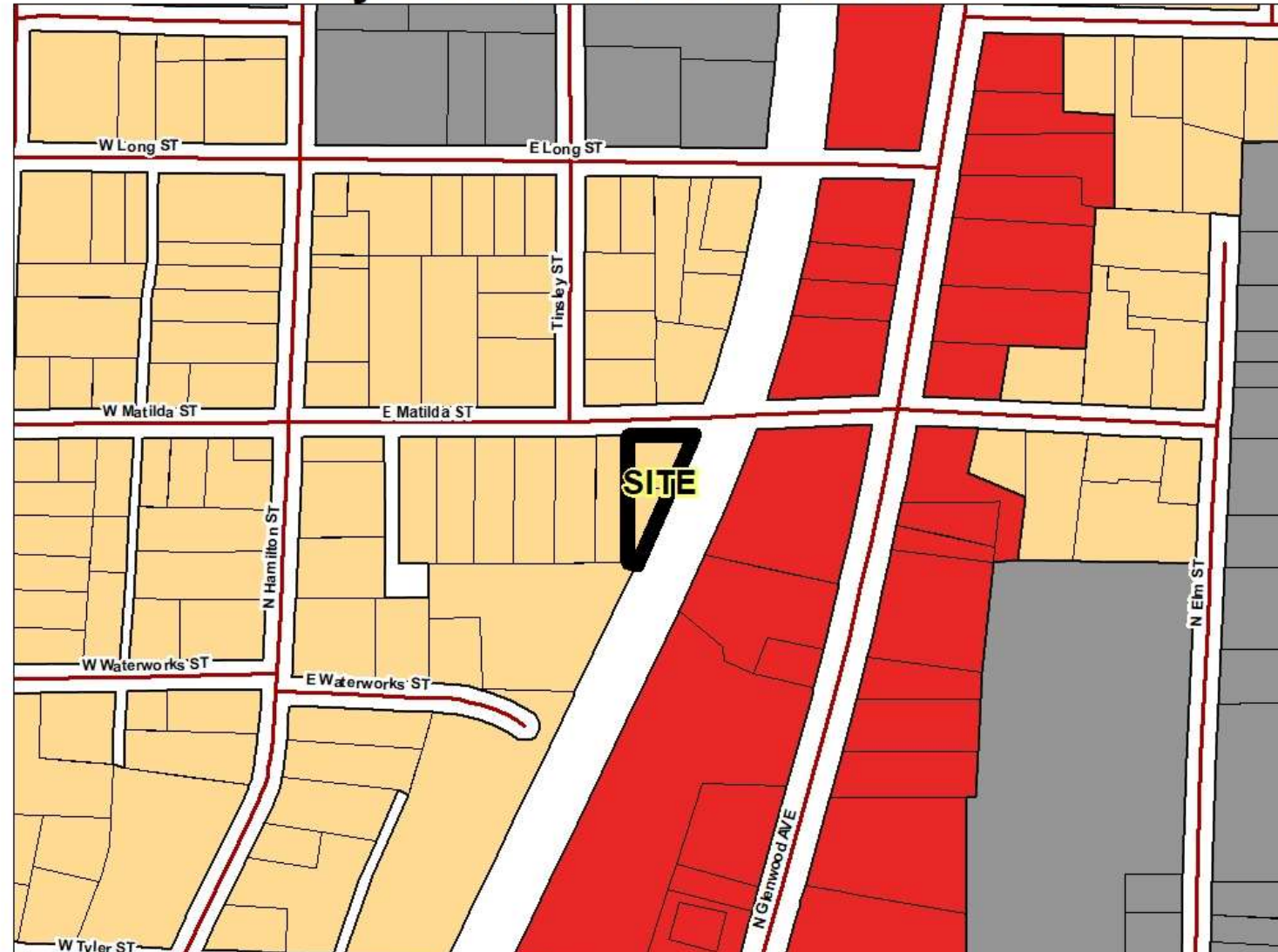
Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction



FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Industrial
-  Town Neighborhood Revitalization

FEET
200



SITE DATA - PARCEL 12-200-05-008

ENGINEER: DIXON ENGINEERING CONSULTANTS, LLC
 1401 WESTCHESTER DR
 DALLAS, TX 75271
 972-460-6773

OWNER: RMA HOLDING
 26117N, DA 30320
 PHONE: 714-961-9710
 EMAIL: karam@rmaholding.com

RTE: ADA
 FLOOD HAZ: THIS SITE IS NOT COVERED WITH THE LHM FIRM 0.000
 (SEE PER FEMA FLOOD MAPS & REGULATIONS, DATED
 SEPTEMBER 16, 2017)

EXISTING ZONING: M-3 (OFFICE MANUFACTURING)

PROPOSED ZONING: M-3 (OFFICE/RETAIL)

DEVELOPMENT STANDARDS:
 MAX. BUILDING HEIGHT: 35'
 MIN. FRONT WALKING SETBACK FROM COLLECTOR: 30'
 MIN. FRONT WALKING SETBACK LOCAL STREET: 25'
 MIN. SIDE BUILDING SETBACK: 10'
 MIN. REAR BUILDING SETBACK: 15'
 VEGETATIVE BUFFER: 30' (PL-2)

PARKING REQUIREMENTS:
 MULTI-FAMILY RESIDENCE
 1.5 SPACES PER ENVELOPING UNIT
 SUPPLY UNIT 2 V 1.5 = 3 SPACES REQUIRED
 NUMBER OF SPACES REQUIRED = 3
 NUMBER OF SPACES PROVIDED = 4

PLAT: PLAT OF MATILDA STREET PROPERTY, BEYOND THE
 JAMES ORRAT CORP. DATED MARCH, 1928

WATER/SEWER: PUBLIC DIXON SYSTEM



DEC
 DIXON ENGINEERING CONSULTANTS, LLC
 1401 WESTCHESTER DRIVE
 DALLAS, TEXAS 75271
 972-460-6773
 WWW.DIXONENGINEERINGCONSULTANTS.COM

RED RENTAL PROPERTIES, LLC
 14110N, DA 30320
 PHONE: 714-961-9710
 WWW.RENTALPROPERTIESLLC.COM

204 E. MATILDA STREET
 DALLAS, TX

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED FOR PERMIT
 DRAWN BY: CSM
 CHECKED BY: CSM
 PROJECT NO.:
 SHEET NUMBER:
 SHEET 1