

01 DEVELOPMENT PLAN
1" = 80'-0"



DEVELOPMENT PLAN SUMMARY

**URSULINE ACADEMY OF DALLAS
PLANNED DEVELOPMENT DISTRICT NO. 385
LOT 1A, BLOCK B/5544**

01 GENERAL INFORMATION

Owner: Ursuline Academy of Dallas
 Site Location: 4900 Walnut Hill Lane, Dallas, TX 75220
 Grades Served: 9-12
 Student Seat Capacity: 1,000 students maximum (females only)
 Main Uses Permitted: Private School, Convent or Monastery, Church
 Existing Land Use on Adjacent Properties: Residential, R-1A(A) - Single Family

02 YARD, LOT AND SPACE REGULATIONS

Front Yard Regulations: 50 FT along Walnut Hill Lane and Inwood Road, all other front yards must comply with the setbacks in the approved Development Plan
Side Yard Regulations: 40 FT unless otherwise shown on the approved Development Plan
Maximum Floor Area Ratio: 0.35
Residential Proximity Slope: If any portion of a structure is over 36 FT, that portion may not be located above a residential proximity slope as defined by Section 51A-4.412. The angle of projection of the slope must be set for on the approved Development Plan. 1 to 3% or 1.5 to 2 % slope, refer to the approved Development Plan.
Maximum Height:
 1. 80 FT for Theater
 2. 45 FT for Bell Tower
 3. 44 FT for Gymnasium
 4. 25 FT for Competitive Athletic Field Netting and Support Poles
 5. 45 FT above finish grade for Competitive Athletic Field light standards
 6. 46 FT for new Chapel
 7. 36 FT for all other structures
Maximum Lot Coverage: 60% Maximum (675,041 SF, 15.497 acres)
 1. No more than 2/3 of the permitted coverage may be for residential, convent or monastery and private school structures.
 2. No more than 1/3 of the permitted coverage may be for accessory structures.
 3. Parking lots are not considered as main or accessory structures for purposes of lot coverage. Above ground parking structures and surface parking lots are included in maximum lot coverage calculations; underground parking structures are not.

Lot Size: Minimum lot size is one acre
Maximum Number of Stories above Grade: Three

03 TOTAL SITE AREA

	SF	ACRES	%
Total Site Area (60% Max Lot Coverage):	1,125,069	25.828	100.0%
Max Lot Coverage:	675,041	15.497	60.0%
Actual Lot Coverage Total:	561,419	12.888	49.9%
Actual Lot Coverage (Building Footprint Only):	155,769	3.576	13.8%
Actual Lot Coverage (Paving):	340,500	7.827	30.3%
Actual Lot Coverage (Competitive Athletic Field):	64,700	1.485	5.8%
Balance Available:	113,622	2.608	10.1%
Maximum Allowable Floor Area Ratio (0.35 to 1.0):	393,774	9.040	35.0%
Actual Floor Area Ratio (Gross SF - All Levels):	349,960	8.034	31.1%
Balance Available:	43,814	1.006	3.9%

OPEN SPACE AREA

1 Open Green Space	528,350	14.425	55.8%
2 Existing Play Field	37,800	0.868	3.4%
3 Existing Competitive Athletic Field	64,700	1.485	5.8%
TOTAL LAND AREA	1,125,069	25.828	100.0%

04 PARKING SUMMARY
 Spaces required for private school function:
 1. 6 Spaces per Classroom
 2. 65 Classrooms
 Parking Required = 390 Spaces
 Parking Provided = 614 Spaces
 Accessible = 18 spaces

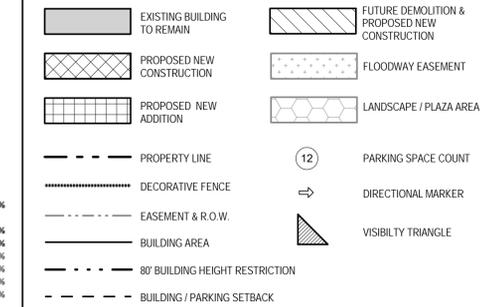
05 LANDSCAPE
 Accordance with Article X, unless otherwise stated / shown on the approved Landscape Plan

06 ISSUE DATES FOR PD #385
 01 Planning & Zoning Commission 08.04.2005
 02 CRC Minor Amendment 01.29.2009
 03 PD Amendment 05.01.2009
 04 PD Amendment 07.18.2012
 05 PD Amendment 05.22.2013

SITE MAP



SITE PLAN LEGEND



NOTES BY NUMBER

Keynote	Description
ST1	<<< Indicates Sheet Keynote on Plan
ST1	EXISTING DECORATIVE FENCE
ST2	EXISTING DECORATIVE FENCE W/ MOTORIZED PARKING GATE
ST3	POINT OF BEGINNING
ST4	DUMPSTER ENCLOSURE
ST5	45FT VISIBILITY TRIANGLE
ST6	20FT VISIBILITY TRIANGLE
ST7	EXISTING MOTORIZED PARKING GATE
ST9	LOADING DOCK AREA
ST10	EXISTING SCHOOL SIGNAGE (4'-0" X 16'-6 1/4")
ST11	EXISTING BUILDING TRANSFORMER
ST12	BUILDING ELEMENT WITH 14'-0" MIN CLEARANCE FOR FIRE TRUCK ACCESS
ST13	EXISTING LANDSCAPE SCREEN OR HEDGE ALONG FENCE WITHIN PARKING SETBACK AREA
ST14	APPROXIMATE LIMITS OF 100YR FLOOD PLAIN (REPRODUCED FROM FLOOD PLAIN MANAGEMENT AND STORM DRAINAGE STUDY OF BROWNING BRANCH AND SLAUGHTER BRANCH) BY HALFF & ASSOCIATES FOR THE CITY OF DALLAS, TEXAS DATED DECEMBER 1984
ST15	EXISTING 6'-0" RETAINING WALL
ST16	15FT LANDSCAPE BUFFER BETWEEN CREEK AND FIELD/PARKING
ST17	EXISTING 20FT TALL PROTECTIVE NETTING ON RETAINING WALL, WALL ELEVATION DOES NOT EXCEED 4'-0", WALL PLASTER DOES NOT EXCEED 5'-0"
ST18	EXISTING BLEACHERS (5'-0" X 21'-0")
ST19	EXISTING SCOREBOARD (56 SF, 14'-0")
ST20	APPROXIMATE LIMITS OF 100YR FLOOD PLAIN (REPRODUCED FROM REPORT ON FLOOD-LOSS PREVENTION IN BACHMAN BRANCH BASIN) PREPARED BY HALFF & ASSOCIATES FOR THE CITY OF DALLAS, TEXAS DATED JUNE 15TH, 1969
ST21	ONCOR EASEMENT
ST22	15FT WATER EASEMENT
ST23	20FT WATER EASEMENT
ST24	20FT SANITARY SEWER EASEMENT
ST25	LANDSCAPED/PAVED PEDESTRIAN PLAZA, FIRE LANE ACCESS TO BE PROVIDED - NOT FOR TYPICAL DAILY TRAFFIC
ST26	PROPOSED RELOCATED ONCOR TRANSFORMER AND PAD LOCATION, SIZE TO BE DETERMINED.
ST27	PROPOSED PARKING AT GRADE, UPPER LEVEL OF BUILDING TO OVERHANG.



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URSULINE ACADEMY OF DALLAS

**URSULINE ACADEMY
CAMPUS MASTER PLAN**
4900 WALNUT HILL LN, DALLAS, TX 75229

PROJECT NUMBER	16-002
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
	TITLE

PD #385
DEVELOPMENT PLAN
ISSUE CHART
SHEET NUMBER

PD-001

ZONING CASE NUMBER:
2167-317
JULY 16, 2017