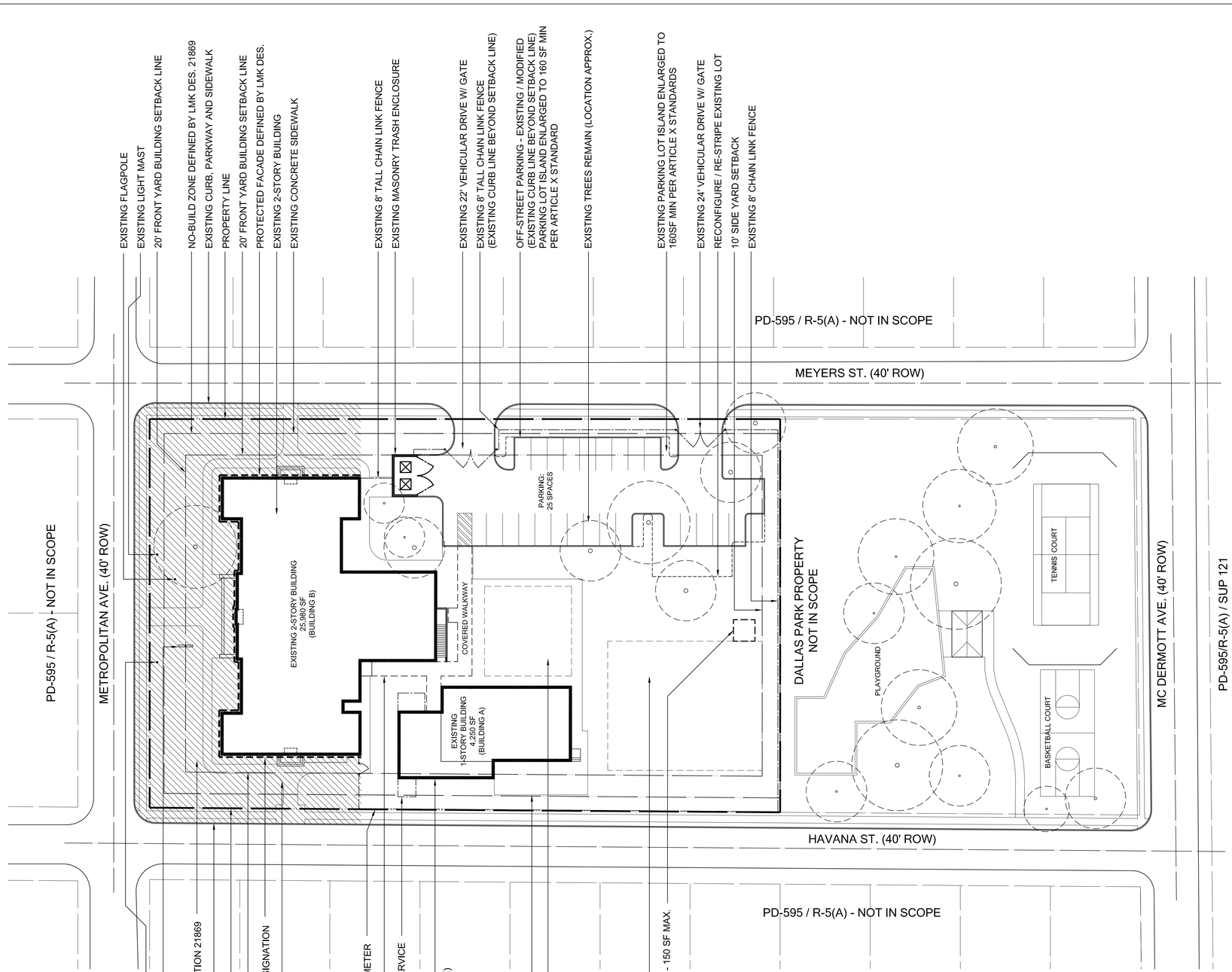


0 10 20 30 60 90

LOT:

LOT AREA: 76,414 SF / 1.75 ACRES
EXISTING TOTAL BUILDING FOOTPRINT: 17,230 SF

COVERAGE: 45% MAX. ALLOWABLE FOR RESIDENTIAL STRUCTURES
35% MAX. ALLOWABLE NON-RESIDENTIAL STRUCTURES
(EXCLUDING SURFACE PARKING AND SIDEWALKS)
EXISTING COVERAGE: 22.5%
(EXCLUDING SURFACE PARKING AND SIDEWALKS)

SETBACKS: (MINIMUMS) 20 FEET FRONT YARD
10 FEET SIDE YARD
10 FEET REAR YARD
(FOR NON-RESIDENTIAL STRUCTURES)

BUILDING HEIGHT AND AREA:

HEIGHT: 30 FEET MAXIMUM ALLOWABLE
STORIES: NO MAXIMUM NUMBER OF STORIES SPECIFIED
AREA: NO MAXIMUM FLOOR AREA LIMIT SPECIFIED

EXISTING: HEIGHT: 29 FEET 4 INCHES (TOP OF PARAPET)
STORIES: 2 STORIES
AREA: TOTAL EXISTING FLOOR AREA: 30,230 SF
(ON 2 FLOORS)

PROPOSED ADDITIONS: 590 SF INTERIOR MEZZANINE ADDITION @ BUILDING A
150 SF FUTURE GARDEN STORAGE OUTBUILDING

TOTAL 30,970 SF TOTAL AREA (2 FLOORS)

PARKING SPACE ANALYSIS:

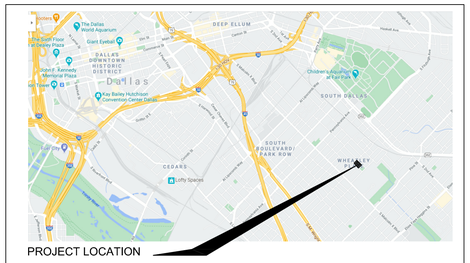
BUILDING A (ACADEMIC PROGRAMS)

9TH - 12TH GRADE CLASSROOMS: 2 X 9.5 = 19 SPACES
TOTAL REQUIRED BY DALLAS CODE: 19 SPACES

PROVIDED: 25 SPACES

EXISTING SPACES: 23 SPACES
SPACES ADDED: 2 SPACES

LOADING: NO OFF-STREET LOADING SPACE REQUIRED



PROJECT LOCATION

FOR CITY OF DALLAS USE ONLY

ARCHITECTS
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
3300 West 7th Street
Suite 110
Fort Worth, TX 76107
800 Brazos Street
Suite 670
Austin, TX 78701

CORNERSTONE CROSSROADS ACADEMY
2908 METROPOLITAN AVENUE
DALLAS, TEXAS 75215

SCHEMATIC DESIGN

No. Date Revision

JPR Drawn
JPR Approved

REGISTERED ARCHITECT JONATHAN PHILIP ROLTON 16990 STATE OF TEXAS
04.30.22

DEVELOPMENT PLAN

Project No. 19193.01
Date 04.28.21

PD-Z201-192

CORNERSTONE CROSSROADS ACADEMY
DEVELOPMENT PLAN

FILE NAME: 19193\PD-2436 REF: SITE PLAN-EXPORT

TRUE NORTH PLAN NORTH