

BUILDING ZONE A - 47,500 SQ. FT.
 * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 60%
 * TOTAL BUILDING SQ. FT. - NOT TO EXCEED 55,000
 * UP TO 25 ADDITIONAL PARKING SPOTS

BUILDING ZONE B - 20,000 SQ. FT.
 * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 60%
 * TOTAL BUILDING SQ. FT. - NOT TO EXCEED 16,000

BUILDING ZONE C - 11,200 SQ. FT.
 * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 80%
 * TOTAL BUILDING SQ. FT. - NOT TO EXCEED 8,400

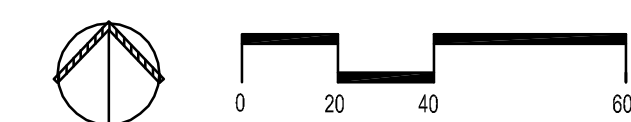
BUILDING ZONE D - 10,500 SQ. FT.
 * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 75%
 * TOTAL BUILDING SQ. FT. - NOT TO EXCEED 7,875

* FROM PREVIOUSLY APPROVED DEVELOPMENT AND CONCEPTUAL PLAN

ZONE FOR PORTABLE CLASSROOM BUILDINGS
 HERRINGBONE HATCH INDICATES ZONE FOR PORTABLE CLASSROOM BUILDING WHICH WILL BE UTILIZED ONLY WHEN REQUIREMENTS OF RENOVATING EXISTING PERMANENT BUILDINGS DISPLACES EXISTING CLASSROOMS. PORTABLE CLASSROOM BUILDINGS WILL NOT BE LOCATED IN PLACE FOR MORE THAN 18 MONTHS AT A TIME. WHEN REMOVED, PORTABLE BUILDINGS CAN NOT BE REINSTALLED FOR AT LEAST 1 YEAR.

ALCUIN SCHOOL
 6144 CHURCHILL WAY
 DALLAS, TX 75230

01 TRACT I, II, AND III DEVELOPMENT PLAN
 SCALE: 1" = 40'-0"



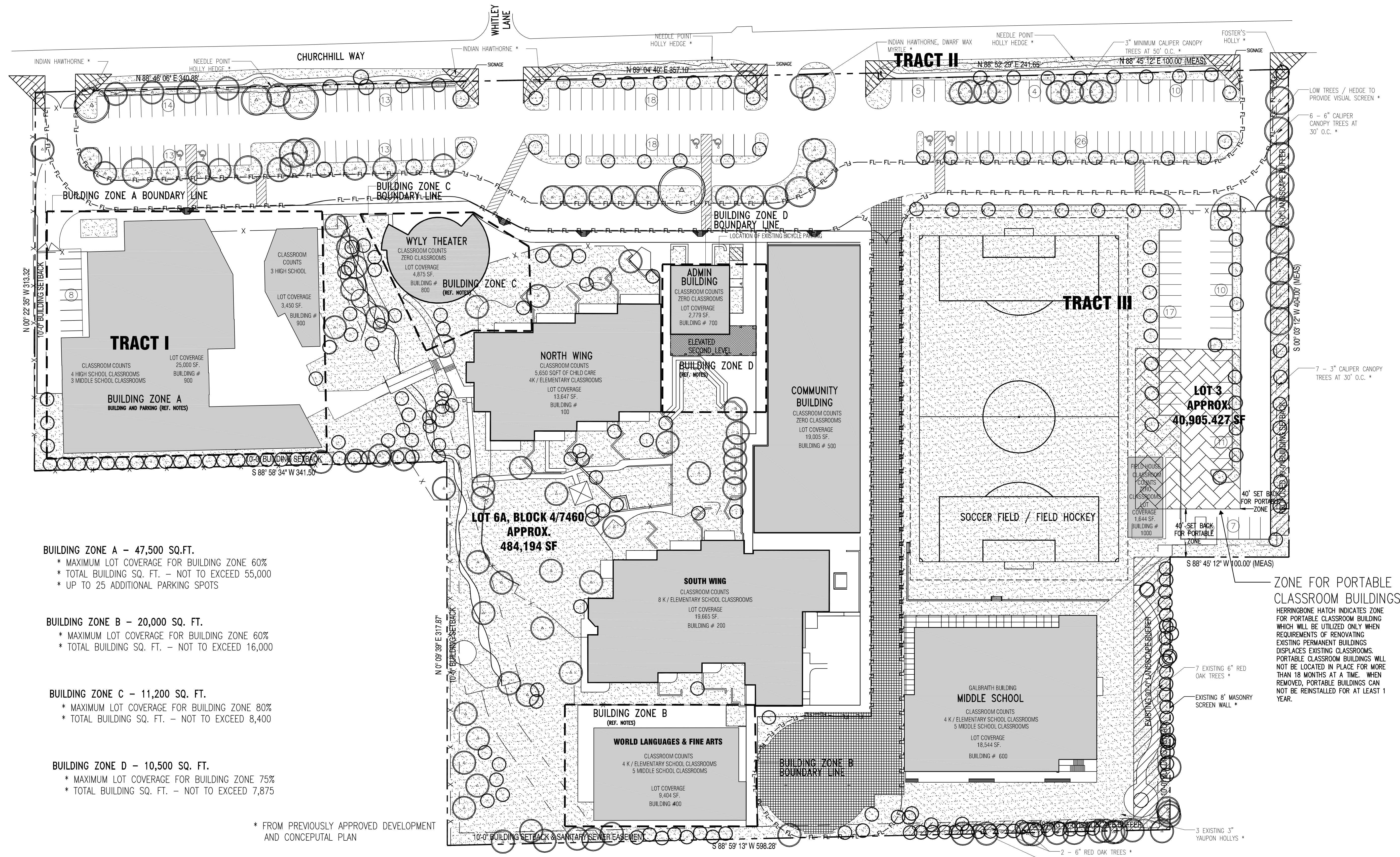
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of:
 Brian Denis Adams, Tx, L.L.C. #1761
 SMR Landscape Architects, Inc.

SITE DESCRIPTION	ARTICLE X COMPLIANCE NOTES	LANDSCAPE NOTES ON THE PLAN FOLLOWED BY AN ASTERISK (*) RELATE TO PREVIOUSLY COMPLETED LANDSCAPE WORK. THEY ARE INCLUDED TO ILLUSTRATE THE SITE'S CURRENT COMPLIANCE WITH THE REQUIREMENTS OF CITY OF DALLAS ARTICLE X.	PARKING	LEGEND	NOTES BY NUMBER	ADDITIONAL INFORMATION
<p>ALCUIN SCHOOL 6144 CHURCHILL WAY DALLAS, TX 75230 LOT 64 BLOCK 4/7460</p> <p>NOTE: TRACT I, II, AND III DIMENSIONS SHOWN ARE CONCEPTUAL AND ARE DETERMINED BY WAY OF SCALING THIS DRAWING, NOT PROVIDED BY DETAILED SURVEY.</p>	<p>SITE TREE REQUIREMENTS Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 523,166 s.f.</p> <p>Required (131) trees, 2" cal. Existing (316) trees, 2" cal. or greater</p> <p>STREET REQUIREMENTS Requirements: (1) tree, 3" cal. min., per 50 lf. of frontage</p> <p>CHURCHILL WAY (1,036 lf.) Required (21) trees Existing (22) trees, 3" cal. or greater (619) evergreen shrubs, 36" ht. min.</p> <p>PARKING LOT REQUIREMENTS - PROVIDED Requirement: All parking spaces are located within 120' of large canopy tree, 2" cal. minimum</p> <p>DESIGN REQUIREMENTS - PROVIDED Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126</p> <ul style="list-style-type: none"> Foundation Planting Strip: Large evergreen shrubs along 50% of foundation Parking Screen: 36" height evergreen hedge 	<p>NO CONSTRUCTION WORK SHALL TAKE PLACE TO ALTER CURRENT COMPLIANCE</p>	<p>REQUIRED PARKING CALCULATION PER CLASSROOM ALLOCATIONS</p> <p>20 K / ELEMENTARY CLASSROOMS @ 1.5 SPOTS PER = 30 SPACES 13 MIDDLE SCHOOL CLASSROOMS @ 3.5 SPOTS PER = 45.5 SPACES 7 HIGH SCHOOL CLASSROOMS @ 0.5 SPOTS PER = 3.5 SPACES 5,650 SQFT OF CHILD CARE @ 500 SQFT PER SPOT = 11.3 SPACES TOTAL SPOTS REQUIRED = 154 SPACES</p> <p>EXISTING SPACES TO REMAIN</p> <p>STANDARD SPACES 175 SPACES ACCESSIBLE SPACES 12 SPACES TOTAL EXISTING SPACES 187 SPACES</p> <p>NEW SPACES PROVIDED</p> <p>STANDARD SPACES 0 SPACES ACCESSIBLE SPACES 0 SPACES TOTAL SPACES 0 SPACES</p> <p>PARKING CAPACITY IN EXCESS PER CLASSROOM ALLOCATIONS 33 SPACES</p> <p>REQUIRED BICYCLE PARKING</p> <p>TOTAL PARKING SPACES 187 SPACES BICYCLE PARKING REQUIREMENTS 125 PARKING SPACES EXISTING BICYCLE PARKING 8 SPACES NEW BICYCLE PARKING 0 SPACES</p>	<p>CONCRETE VEHICLE PAVING</p> <p>LANDSCAPING / GREEN SCAPE</p> <p>LANDSCAPING BUFFER</p> <p>PROPERTY LINE</p> <p>EASEMENT, BUILDING SETBACK & R.O.W.</p> <p>PARKING SPACE COUNT</p> <p>FIRE LANE</p> <p>TRACT BOUNDARY LINE</p> <p>BUILDING ZONE BOUNDARY LINE</p> <p>LANDSCAPE PAVEMENT</p> <p>CHAIN LINK FENCE</p> <p>30' VISIBILITY TRIANGLE</p> <p>TREE</p>	<p>1 LOCATION FOR 2 ELECTRIC VEHICLE CHARGING STATIONS. SET BACK FROM CHURCHILL ROAD SHALL BE 5' MINIMUM.</p> <p>2 LOCATION OF FUTURE COVERED WALK WAY.</p> <p>3 LOCATION FOR FUTURE BUILDING SIGNAGE. SIGNAGE WILL NOT EXCEED 15% OF STREET FACADE.</p> <p>4 EXISTING CLOCK TOWER.</p>	<p>USE: SCHOOL AND CHILDCARE FACILITY</p> <p>GROSS ACREAGE: 12 ACRES</p> <p>MAXIMUM ALLOWED LOT COVERAGE (30%): 156,800 SQ. FT.</p> <p>MAXIMUM ALLOWED FLOOR AREA RATIO: 0.35</p> <p>MAXIMUM ALLOWED FLOOR AREA: 182,952 SQ. FT.</p> <p>MAXIMUM ALLOWED HEIGHT: 40 FEET</p> <p>MAXIMUM NUMBER OF STORES: 2 STORES ABOVE GROUND</p> <p>EXISTING BUILDING SQ. FOOTAGE: 125,649 SQ. FT.</p> <p>MODULAR BUILDING SQ. FOOTAGE: 6,000 SQ. FT. INDICATED AS A HERRINGBONE HATCH</p> <p>SQUARE FOOTAGE OF IMPERVIOUS COVERAGE: 115,000 SQ. FT. (PARKING, DRIVES, SPORT COURT)</p> <p>PERCENTAGE OF IMPERVIOUS COVERAGE: 22%</p> <p>FRONT YARD SETBACK: 100 FEET (EXCLUDES CLOCK TOWER, 50 FT SETBACK)</p> <p>SIDE AND REAR YARD SETBACK: 10 FEET</p>

GLENN PARTNERS PROJECT NO. 18-011

DP01 DEVELOPMENT PLAN
M190-019

DEVELOPMENT PLAN
 05.14.2020



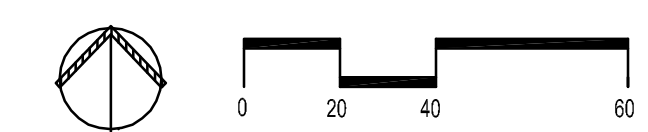
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TREE PROTECTION REQUIRED FOR ANY EXISTING TREE WITH 50' OF CONSTRUCTION

01 TRACT I, II, AND III LANDSCAPE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"



ALCUIN SCHOOL
ALCUIN SCHOOL
6144 CHURCHILL WAY
DALLAS, TX 75230

NO REVISION DATE

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<p>ALCUIN SCHOOL 6144 CHURCHILL WAY DALLAS, TX 75230</p> <p>LOT 64 BLOCK 4/7460</p> <p>NOTE: TRACT I, II, AND III DIMENSIONS SHOWN ARE CONCEPTUAL AND ARE DETERMINED BY WAY OF SCALING THIS DRAWING, NOT PROVIDED BY DETAILED SURVEY.</p>	<p>SITE TREE REQUIREMENTS Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 523,166 s.f.</p> <table border="0"> <tr> <td>Required (131) trees, 2" cal.</td> <td>Existing (316) trees, 2" cal. or greater</td> </tr> </table> <p>STREET REQUIREMENTS Requirements: (1) tree, 3" cal. min., per 50 l.f. of frontage</p> <table border="0"> <tr> <td>CHURCHILL WAY (1,036 l.f.)</td> <td>Existing (22) trees, 3" cal. or greater</td> </tr> <tr> <td>Required (21) trees</td> <td>(619) evergreen shrubs, 36" Ht. min.</td> </tr> </table> <p>PARKING LOT REQUIREMENTS - PROVIDED Requirement: All parking spaces are located within 120' of large canopy tree, 2" cal. minimum</p> <p>DESIGN REQUIREMENTS - PROVIDED Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126</p> <ul style="list-style-type: none"> Foundation Planting Strip: Large evergreen shrubs along 50% of foundation Parking Screen: 36" height evergreen hedge <p>NO CONSTRUCTION WORK SHALL TAKE PLACE TO ALTER CURRENT COMPLIANCE</p>	Required (131) trees, 2" cal.	Existing (316) trees, 2" cal. or greater	CHURCHILL WAY (1,036 l.f.)	Existing (22) trees, 3" cal. or greater	Required (21) trees	(619) evergreen shrubs, 36" Ht. min.	
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LEGEND	
CONCRETE VEHICLE PAVING	LANDSCAPE PAVER
LANDSCAPING / GREEN SCAPE	CHAIN LINK FENCE
LANDSCAPING BUFFER	30' VISIBILITY TRIANGLE
PROPERTY LINE	TREE
EASEMENT, BUILDING SETBACK & R.O.W.	
PARKING SPACE COUNT	
FIRE LANE	
TRACT BOUNDARY LINE	
BUILDING ZONE BOUNDARY LINE	

NOTES BY NUMBER
① LOCATION FOR 2 ELECTRIC VEHICLE CHARGING STATIONS. SET BACK FROM CHURCHILL ROAD SHALL BE 5' MINIMUM.
② LOCATION OF FUTURE COVERED WALK WAY.
③ LOCATION FOR FUTURE BUILDING SIGNAGE. SIGNAGE WILL NOT EXCEED 15% OF STREET FACADE.
④ EXISTING CLOCK TOWER.

ADDITIONAL INFORMATION	
USE:	SCHOOL AND CHILDCARE FACILITY
GROSS ACREAGE:	12 ACRES
MAXIMUM ALLOWED LOT COVERAGE (30%):	156,800 SQ. FT.
MAXIMUM ALLOWED FLOOR AREA RATIO:	0.35
MAXIMUM ALLOWED FLOOR AREA:	182,952 SQ. FT.
MAXIMUM ALLOWED HEIGHT:	40 FEET
MAXIMUM NUMBER OF STORES:	2 STORES ABOVE GROUND
EXISTING BUILDING SQ. FOOTAGE:	125,649 SQ. FT.
MODULAR BUILDING SQ. FOOTAGE:	6,000 SQ. FT. INDICATED AS A HERRINGBONE HATCH
SQUARE FOOTAGE OF IMPERVIOUS COVERAGE:	115,000 SQ. FT. (PARKING, DRIVES, SPORT COURT)
PERCENTAGE OF IMPERVIOUS COVERAGE:	22%
FRONT YARD SETBACK:	100 FEET (EXCLUDES CLOCK TOWER, 50 FT SETBACK)
SIDE AND REAR YARD SETBACK:	10 FEET

GLENN PARTNERS PROJECT NO. 18-011

LDP01

LANDSCAPE DEVELOPMENT PLAN

M190-019

DEVELOPMENT PLAN
05.14.2020