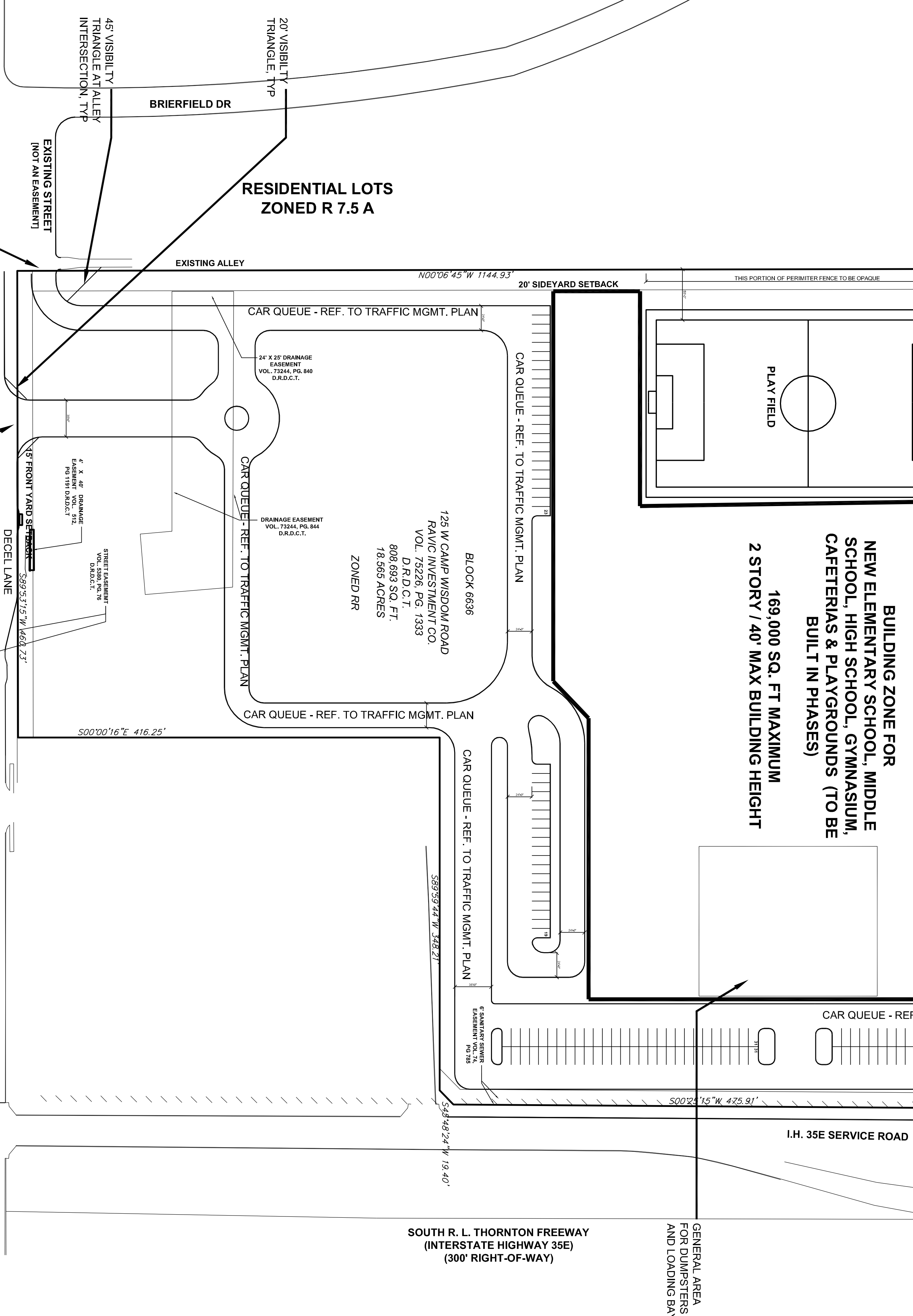


M4501.07°E 21.16' - 599.51'00"E 642.45' - 599.51'00"E 21.16' - EXISTING ALLEY

RESIDENTIAL LOTS ZONED R 7.5 A



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BUILDING ZONE FOR NEW ELEMENTARY SCHOOL, MIDDLE SCHOOL, HIGH SCHOOL, GYMNASIUM, CAFETERIAS & PLAYGROUNDS (TO BE BUILT IN PHASES)
169,000 SQ. FT. MAXIMUM
2 STORY / 40' MAX BUILDING HEIGHT

BRIERFIELD DR
NEW 28' CURB CUT
WILCOX DR
NEW 38' CURB CUT
CAMP WISDOM ROAD
DECEL LANE

20' SIDEYARD SETBACK
20' SIDEYARD SETBACK
THIS PORTION OF PERIMETER FENCE TO BE OPAQUE

CAR QUEUE - REF. TO TRAFFIC MGMT. PLAN
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24' X 25' DRAINAGE EASEMENT VOL. 75244, PG. 840 D.R.D.C.T.
2' X 4' DRAINAGE EASEMENT VOL. 912 PG. 1191 D.R.D.C.T.
6' SANITARY SEWER EASEMENT PG. 778

BLOCK 6636
125 W CAMP WISDOM ROAD
RAVIC INVESTMENT CO.
VOL. 75226, PG. 1333
D.R.D.C.T.
808,693 SQ. FT.
18,569 ACRES
ZONED RR

SOUTH R. L. THORNTON FREEWAY (INTERSTATE HIGHWAY 35E) (300' RIGHT-OF-WAY)

GENERAL AREA FOR DUMPSTERS AND LOADING BAY

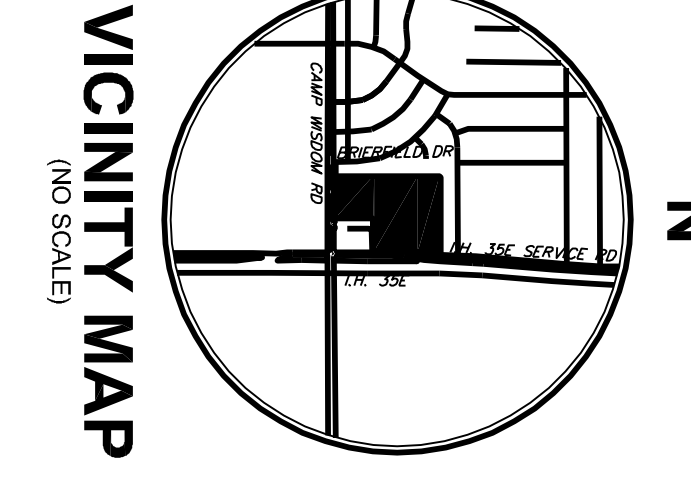
NEW 30' CURB CUT
20' VISIBILITY TRIANGLE, TYP
15' FRONT YARD SETBACK
DECEL LANE

PARKING - SPACES 18'-0" LONG X 9'-0" WIDE TYP

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
ELEM. SCHOOL	24 CLASSROOMS	36 - 1.5 PER CLASS	51
MIDDLE SCHOOL	30 CLASSROOMS	105 - 3.5 PER CLASS	120
HIGH SCHOOL	12 CLASSROOMS	114 - 9.5 PER CLASS	129
ALL	66 CLASSROOMS	255	300
HC ALL TO BE LOCATED IN COMPLIANCE W/ TKS	66 CLASSROOMS	7	7 (1 VAN)

IMPERVIOUS COVERAGE

SITE	IMPERVIOUS COVERAGE
TOTAL SITE:	BUILDINGS = 110,000 SURFACE LOTS AND DRIVES = 230,200 TOTAL IMPERVIOUS COVERAGE = 340,200 PERCENTAGE = 42%
FAR 21	HEIGHT 98' - 2 STORIES LOT COVERAGE 14%



- SITE WILL COMPLY WITH ARTICLE X LANDSCAPE REQUIREMENTS
- SIDEWALKS TO BE ADDED AT ALL PUBLIC STREET FRONTAGES
- PERIMETER FENCE WILL BE PROVIDED AROUND PROPERTY EXTENTS
- BI-CYCLE RACKS WILL BE PROVIDED PER CODE

PINNACLE DESTINATION PREPARATORY SCHOOL (CHARTER) FOR UPLIFT EDUCATION
125 W. CAMP WISDOM RD. DALLAS, TX 75232
10/01/15

OWNER: Pinnacle Preparatory School, 500 N. SAINT PAUL ST., SUITE 608, DALLAS, TX 75208
ARCHITECT: HKS, 250 N. SAINT PAUL ST., SUITE 608, DALLAS, TX 75208
SCALE: 1" = 70'-0"
SITE PLAN