



SITE DATA			
PROPERTY ADDRESS	17301 PRESTON RD. DALLAS, TX 75252		
TOTAL SITE AREA	29.953 AC (1,304,731 SQ. FT.)		
	REQUIRED	PROVIDED	
ZONING	LO-1	PD	
LAND USE	OFFICE	PRIVATE SCHOOL	
SETBACKS			
	FRONT	15'	15'
	SIDE/REAR	20' (ADJ. TO RESIDENTIAL, NONE OTHERWISE)	NONE OR AS SHOWN
BUILDING AREA			
	SCHOOL		310,444 SQ. FT.
	FOOTBALL		21,280 SQ. FT.
	BASEBALL		3,499 SQ. FT.
TOTAL LOT COVERAGE			335,223 SQ. FT.
TOTAL BUILDING AREA			455,223 SQ. FT.
IMPERVIOUS COVERAGE			659,180 SQ. FT. (15.13 AC) 50.5%
BUILDING HEIGHT	50' (MAX.)		50' (MAX)
FLOOR TO AREA RATIO (FAR)	1.0 : 1.0		0.35 : 1.0
LOT COVERAGE	80% MAX		26%
PARKING CALCULATIONS (SEE NOTE 2)			
CLASS LEVEL	NO. OF CLASSROOMS	CODE RATIO	REQUIRED PER CLASS LEVEL
KINDERGARTEN/ELEMENTARY	37	1.5	56
JUNIOR/MIDDLE	33	3.5	116
SENIOR HIGH	27	9.5	257
PARKING COUNT			
	STANDARD 9' X 18'		368 (62.80%)
	COMPACT 7.5' X 18'		205 (34.98%)
	HANDICAP 11' X 18' w/5' AISLE (1 VAN SPACE 13' X 18' w/8' AISLE)		13 (2.22%)
	OFF STREET LOADING BERTHS		3 LOCATIONS PROVIDED (3 REQUIRED)
	TOTAL PARKING REQUIRED		TOTAL PARKING PROVIDED
	429		586



- NOTES:
1. SITE IS LOCATED OUTSIDE OF THE FEMA 100-YR FLOODPLAIN.
 2. SITE TO INCLUDE PERIMETER RUNNING TRAIL AND PROPERTY FENCE.

LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - -
BUILDING OUTLINE	---

PD ZONING SUBMITTAL
DEVELOPMENT SITE PLAN
ZONING CASE NO. 2145-173



17301 Preston R.
Dallas, Tx 75252

HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
500 W. 7th St. Ste. 300 Fort Worth, Texas 76102
Phone (817)335-3000 Fax (817)335-1025

DESIGNED:KH	SCALE	DATE	SHEET
DRAWN:SD	1" = 60'	07/20/2017	1 OF 1
CHECKED:KH			