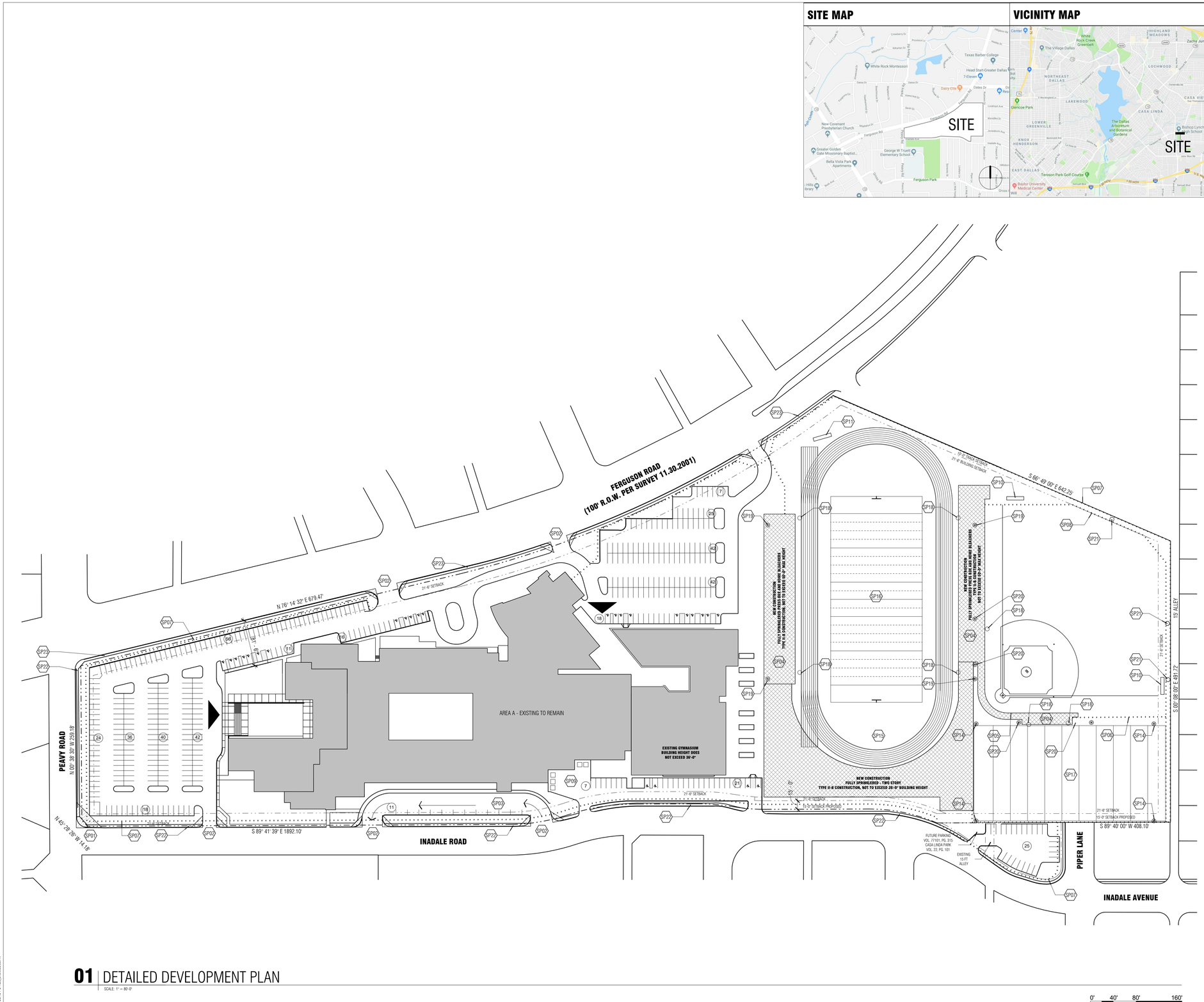

SITE MAP

VICINITY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED NEW CONSTRUCTION
- NEW SIDEWALK / PAVEMENT
- PROPERTY LINE
- UTILITY EASEMENT, BUILDING SETBACK, R.O.W.
- NEW PROPOSED FIRE LANE
- EXISTING FIRE LANE
- (XX) PARKING SPACE COUNT
- VISIBILITY TRIANGLE
- BUILDING MAIN ENTRY
- PROPOSED NEW ATHLETIC FIELD LIGHT POLES
- X X X X FENCE

NOTES BY NUMBER

SP01	45FT VISIBILITY TRIANGLE
SP02	20FT VISIBILITY TRIANGLE
SP03	BUS LOOP / CIRCULATION
SP04	PROPOSED NEW BLEACHER SEATING
SP05	BACKSTOP FENCE 30'-0" HIGH
SP06	RIGHT FIELD LINE FENCE 4'-0" HEIGHT
SP07	WROUGHT IRON FENCE 6'-0" HEIGHT
SP08	OUTFIELD FENCE 8'-0" HEIGHT
SP09	DUMPSTER LOCATION / LOADING ZONE
SP10	BASEBALL SCOREBOARD 32'-0" TO TOP OF SCOREBOARD, SIGN SIZE NOT TO EXCEED 30' WIDE x 14' HIGH.
SP11	FOOTBALL SCOREBOARD 32'-0" TO TOP OF SCOREBOARD, SIGN SIZE NOT TO EXCEED 32' WIDE x 14' HIGH.
SP12	NOT USED
SP13	NOT USED
SP14	NEW PRACTICE FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED FIFITY (50) FEET.
SP15	NEW 8 LANE TRACK
SP16	NEW TURF FOOTBALL FIELD
SP17	NEW TURF PRACTICE FIELD
SP18	EXISTING LOCATION OF ATHLETIC FIELD LIGHT POLES TO BE REMOVED.
SP19	NEW FOOTBALL FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED SEVENTY (70) FEET.
SP20	NEW BASEBALL FIELD LIGHT POLE LOCATION. HEIGHT NOT TO EXCEED FIFTY (50) FEET.
SP21	EXISTING LIGHT POLE TO REMAIN.
SP22	EXISTING SIDEWALK TO REMAIN.
SP23	PROPOSED SIDEWALK TO BE PROVIDED BY CITY OF DALLAS.

DEVELOPMENT PLAN SUMMARY

BISHOP LYNCH HIGH SCHOOL
PLANNED DEVELOPMENT DISTRICT NO. 490
LOT 2 BLOCK A / 7384

01 GENERAL INFORMATION
Owner: Bishop Lynch High School
Site Location: 9750 Ferguson Road, Dallas, TX 75238
Grades Served: 9-12
Student Core Capacity: 1,400 students maximum
Main Uses Permitted: Private School

02 YARD, LOT AND SPACE REGULATIONS
Front Yard Regulations: As shown on Development Plan
Side Yard Regulations: As shown on Development Plan
Maximum Lot Coverage: 25% Maximum (237,293.1 SF)
Maximum Floor Area: 258,532 SF (per Development Plan)
Maximum Height: 50 Ft
Maximum Number of Stories above Grade: Two

03 TOTAL SITE AREA

	SF	ACRES	%
Total Site Area:	**991,707.4**	**22.766**	**100.0%**
Existing Site Area	979,664.4	22.490	
2100 Inadale Ave. (Lot 2 Block D/7350)	1,281.0	0.029	
9407 Piper Ln. (Lot 1 Block D/7350)	10,762.0	0.247	
Max Lot Coverage (25%):	**247,926.9**	**5.692**	**25.0%**
Actual Lot Coverage Total (Level 01 Footprint Only)	220,351	5.059	22.2%
Balance Available:	27,576	0.633	2.8%
Maximum Allowable Floor Area (No Max per PD):	**263,924**		
Area A - Actual Floor Area Ratio (Gross SF - All Levels):	263,924		
Balance Available:	No Max		
TOTAL BUILDING AREA (LEVEL 01 FOOTPRINT ONLY)	**220,351**		
1 Area A - Existing To Remain	175,084		
2 Demolish Existing Locker Room	(7,247)		
3 Demolish Existing Ticket	(60)		
4 Demolish Existing Restroom	(978)		
5 Demolish Existing Field House	(9,040)		
6 Area B, C, D - Proposed New Construction Area	62,592		

04 PARKING SUMMARY
Spaces required for private school function: 441 spaces

Total Parking Provided = 441 Spaces
School Parking: 441 Spaces
Accessible Parking (401-500) = 9 Required, 26 Provided
Van Accessible Parking (1:6 HC): 2 Required , 5 Provided

05 BUILDING HEIGHT SUMMARY

	HEIGHT	# of Stories
1 Area A - Existing to Remain	50'-0" Max.	2 Stories
2 Demolish Existing Locker Room	50'-0" Max.	1 Story
3 Demolish Existing Ticket	50'-0" Max.	1 Story
4 Demolish Existing Restroom	50'-0" Max.	1 Story
5 Demolish Existing Field House	50'-0" Max.	1 Story
6 Area B, C, D - Proposed New Construction	50'-0" Max.	2 Stories

06 LANDSCAPE
Accordance with the approved Landscape Plan

07 ISSUE DATES FOR PD #490
01 October 18, 2012

01 | DETAILED DEVELOPMENT PLAN

SCALE: 1" = 80'-0"

0' 40' 80' 160'

5646 MILTON STREET, SUITE 426
DALLAS, TEXAS 75206
WWW.GLENN-PARTNERS.COM

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ATHLETIC MASTER PLAN

BISHOP LYNCH HIGH SCHOOL

9750 FERGUSON ROAD
DALLAS, TX 75228

NO	REVISION	DATE

ZONING CASE NUMBER:

GLENN | PARTNERS PROJECT NO. 15-004

PD-490
DEVELOPMENT PLAN

PLANNED DEVELOPMENT
03/02/2021

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