EXISTING OPAQUE FENCING TO REMAIN - NO ADDITIONAL FENCING AT RESIDENTIAL ADJACENCY

N88°58'09"E 809.98'

15' REAR BUILDING SETBACK

20' LANDSCAPE BUFFER

CAR QUEUE - REF. TRAFFIC MGMT PLAN

STORMWATER DETENTION AREA

NO RESIDENTIAL BUFFER REQUIRED AT AREA ZONED TH-3 (A) OR AT EASEMENTS FOR DETENTION AND UTILITIES

PLAYFIELD (NO SPORTS LIGHTING)

EXISTING DRAINAGE CHANNEL

EXISTING FENCING TO REMAIN OR ADDITIONAL 7'-0" VINYL CHAIN LINK FENCING TO BE ADDED ON PROPERTY

BUILDING ZONE FOR PRIMARY SCHOOL, MIDDLE SCHOOL, HIGH SCHOOL, CAFETERIA, & GYM

250,000 SF MAX.
2 STORY, 40' MAX. HEIGHT

S00°58'37"W 864.14'

EXTENT OF TH-3 IS APPROXIMATE

10' SIDE BUILDING SETBACK

N00°25'43"E 995.70'

10' SIDE BUILDING SETBACK

8' OPAQUE SCREENING WALL

GENERAL AREA FOR DUMPSTER ENCLOSURE & LOADING ZONE, TO BE SCREENED AS NEEDED

CAR QUEUE - REF. TRAFFIC MGMT PLAN

MOTORIZED GATE

EXIT

ENTRY

7'-0" VINYL CHAIN LINK FENCING

7'-0" ORNAMENTAL FENCE

EMERGENCY VEHICLE ONLY ENTRY/EXIT
(TO HAVE VISIBLE SIGNAGE)

Δ=12°28'24"
R=1130.92'
L=246.20'
CB=S83°01'16"W
CD=245.72'

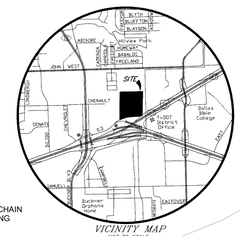
S89°25'47"W 56.89'

30' X 30' VISIBILITY TRIANGLE, TYP.

I-30 FRONTAGE RD

Δ=24°50'45"
R=1196.92'
L=519.03'
CB=S77°00'16"W
CD=514.98'

SIDEWALK EXTENSION TO CONNECT EXISTING & SITE SIDEWALKS



SITE DEVELOPMENT PLAN

N 1" = 50' 0' 25' 50' 100' 200'

PARKING SPACES 18' LONG X 9' WIDE, TYPICAL
(MAY INCLUDE MAX. ALLOWABLE NUMBER OF COMPACT SPACES)

CAMPUS BREAK DOWN	NUMBER OF CLASSROOMS	SPACES REQUIRED	SPACES PROVIDED
ELEMENTARY SCHOOL	PRE-K 4 K-5 24	1.5 PER 28 × 1.5 = 42	
MIDDLE SCHOOL	21	3.5 PER 21 × 3.5 = 74	
HIGH SCHOOL	24	9.5 PER 24 × 9.5 = 228	
TOTAL		344	353
HANDICAP LOCATED IN COMPLIANCE WITH TAS			10

SITE	IMPERVIOUS COVERAGE
16.79 ACRES 731,206 SQ.FT	BUILDING = 165,000 SF SURFACE LOTS & DRIVES = 225,000 SF TOTAL COVERAGE = 390,000 SF
250,000 SQ/FT MAX BUILDING	PRECENTAGE = 53%

- SITE WILL COMPLY WITH ARTICLE X EXCEPT WHERE NOTED
- SIDEWALKS TO BE ADDED AT ALL PUBLIC STREET FRONTAGES
- PERIMETER FENCE AT EAST, SOUTH, AND WEST PROPERTY EXTENTS SHOWN ON PLAN FOR GENERAL LOCATION ONLY
- COMPACT SPACING AS ALLOWED INCLUDED IN THIS NUMBER

LUNA PREPARATORY CHARTER SCHOOL

UPLIFT EDUCATION

9743 E R.L. THORNTON FWY, DALLAS TX, 75228

SCALE As indicated SITE DEVELOPMENT PLAN 02/24/21

PLOT DATE: 2/24/2021 2:45:20 PM TEMPLATE VERSION: 21.0.0.20200831