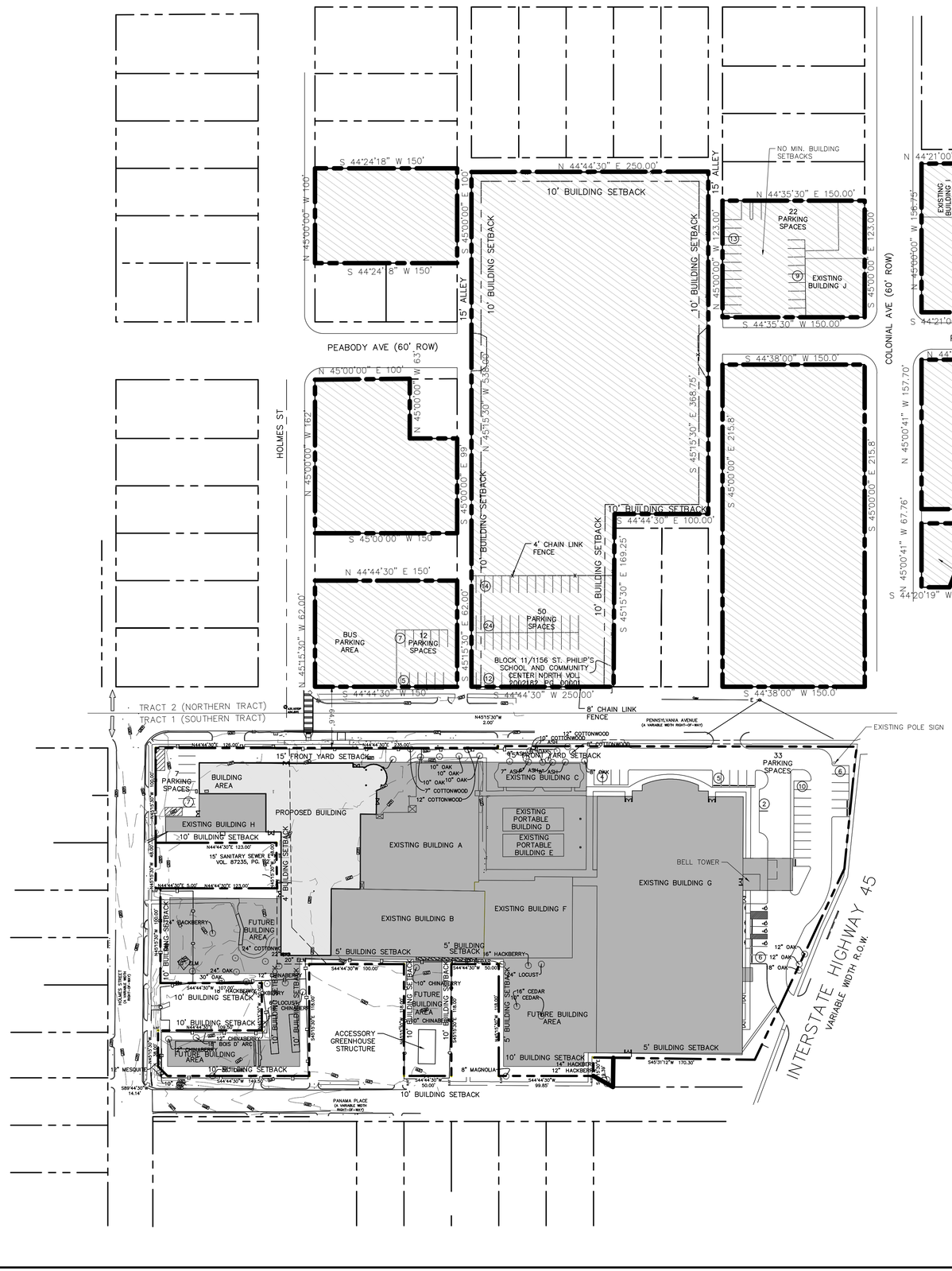


ZONING ANALYSIS

USES: PRIVATE SCHOOL/FOOD OR BEVERAGE STORE/ OFFICE/COMMUNITY SERVICE CENTER

LOT AREA:

TRACT 1– SOUTH LOT AREAS
TOTAL AREA=209076 SF

TRACT 2– NORTH LOT AREAS
TOTAL AREA= 261706 SF

TOTAL PD AREA =470782 SF

LOT COVERAGE: MAXIMUM OF 50% FOR TRACT 1 & 2 COMBINED

BUILDING HEIGHT:

36 FEET MAXIMUM AS SPECIFIED IN DALLAS DEVELOPMENT CODE

EXCEPTION: BELL OR CLOCK TOWER IN THE LOCATION SHOWN ON THE DEVELOPMENT PLAN WHICH SHALL NOT EXCEED FIFTY FEET IN HEIGHT.

PARKING AND LOADING

OFF STREET PARKING: 1 ½ SPACES PER K–6 CLASSROOM.
TOTAL CLASSROOMS (EXISTING AND NEW): 31
124 PARKING SPACES PROVIDED.
MIN. 76 SPACES REQUIRED PER PD.

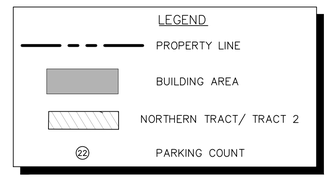
FLOOR AREA (SQUARE FEET)

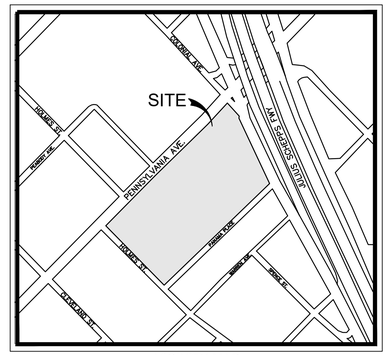
EXISTING:
EXISTING BUILDING A (SCHOOL): 13,966
EXISTING BUILDING B (SCHOOL): 14,223
EXISTING BUILDING C (SCHOOL): 2,250
EXISTING BUILDING D (SCHOOL): 1,800
EXISTING BUILDING E (SCHOOL): 1,800
EXISTING BUILDING F (SCHOOL): 15,019
EXISTING BUILDING G (SCHOOL): 42,000
EXISTING BUILDING H (FOOD OR BEVERAGE STORE): 3,376
EXISTING BUILDING I (SCHOOL/OFFICE/COMMUNITY SERVICE CENTER): 2,866
EXISTING BUILDING J (SCHOOL): 4,000
EXISTING GREENHOUSE: 648
EXISTING FLOOR AREA TOTAL=101,948
PROPOSED:
NEW ONE STORY BUILDING=19,283

FUTURE PHASES FLOOR AREA=35,502

TOTAL FLOOR AREA=156,733.75

PROPOSED LOT COVERAGE= 156,734/470,782=33.3%





VICINITY MAP
N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON–SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
3. ALL THE REQUIREMENTS OF THE DALLAS SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
4. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
5. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.

DEVELOPMENT PLAN
PD 597

OWNER
ST. PHILIP'S SCHOOL AND COMMUNITY CENTER
1600 PENNSYLVANIA AVE.
DALLAS, TEXAS 75215

APPLICANT

SURVEYOR
PEISER & MANKIN SURVEYING, LLC
1604 HART ST.
SOUTHLAKE, TEXAS 76092
817-481-1806 / 817-481-1809 (FAX)
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6122
TIMOTHY R. MANKIN
TMANKIN@PEISERSURVEYING.COM

ENGINEER
HART, GAUGLER & ASSOCIATES, INC.
12801 N. CENTRAL EXPWY. SUITE 1400
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (FAX)
"TX#3 REGISTERED ENGINEERING FIRM #-5053
JOHN D. BLACKER
JBLACKER@HARTGAUGLER.COM

ARCHITECT
KAI TEXAS
101 N. ZANG BOULEVARD, SUITE 100
DALLAS, TEXAS 75208
214-7427-0400 / 817-288-0952 (FAX)
DERWIN BROUGHTON

MARCH, 2021

No.	Date	Revisions	App.

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Texas Registered Engineering Firm #F-5053

ST. PHILIP'S SCHOOL
PD 597
LOT 1A, BLOCK 1165
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT/ CONCEPTUAL PLAN

Scale:	AS SHOWN
Designed by:	HGA
Drawn by:	HGA
Checked by:	JDB
Date:	MARCH, 2021
Project No.	219029

SHEET
C0.02

IMAGES 411Q2001 SH416 - XREF x2439 - XREF x3mm - XREF xJuh - XREF xJuhExst - XREF 19-031tEMAIL_05-06-2019 - XREF xSite-Exst - XREF xDsgn - XREF xSite - XREF xBndy - XREF 10-18199_A_St_Phillips_PAC - Floor Plan - C-FP01 - PAC
XREFS
LAST SAVED BY JAMES.KUHL
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