

CITY OF DALLAS
B L O C K
5 9 4 8

SISTERS OF OUR LADY
OF CHARITY AND REFUGE
VOL. 2034, PG. 484

Wesley Cockrell Survey Abstract No. 246

WEST DAVIS STREET
(VARIABLE R.O.W.)

SANTA CLARA
4550 W. DAVIS
ENTRANCE

GENERAL:	
TOTAL SITE AREA	46.406 ACRES
ALL DEVELOPMENT SHALL COMPLY WITH PD 438 ZONING GUIDELINES	
FACILITY DATA:	
1 EXISTING ENTRIES	completed 1995
a. 321 CALUMET AVE (IN/OUT CITY OF COCKRELL HILL)	completed 1999
b. 4550 WEST DAVIS STREET (IN/OUT CITY OF DALLAS)	completed 1999
2 EXISTING GLORIETTA	completed 1995
3 EXISTING PLAZA/LOGGIA	completed 1995
4 EXISTING CHURCH BUILDING (17000sf ROOF)	completed 1995
5 EXISTING SCHOOL BUILDING (27950sf ROOF)	completed 1995
a. PHASE 1 (12200sf ROOF)	completed 1995
b. PHASE 2 (15000sf ROOF)	completed 1996
c. RESTROOM ADDITION (750sf ROOF)	completed 2011
6 (NOT USED)	
7 PROPOSED PARISH HALL BUILDING (2-LEVEL 10000sf ROOF)	projected 2018
• Religious Education & Fine Arts (9 Classrooms)	
• Business Offices (1340sf Area)	
• Assembly (3010sf Area)	
8 EXISTING RECREATION CENTER BUILDING (14200sf ROOF)	completed 1996
a. Soccer (outdoor)	
b. Volleyball (outdoor)	
c. Baseball (outdoor)	
d. Swimming Pool (outdoor)	
9 EXISTING RECTORY (3750sf TOTAL ROOF)	completed 2004
• PHASE 1 (2250sf ROOF)	completed 1995
• PHASE 2 (1500sf ROOF)	completed 2004
10 (NOT USED)	
11 FUTURE AMPHITHEATER	projected TBA
12 EXISTING CONCRETE PARKING (375 TOTAL SPACES)	
a. Church/School (333-SPACES)	
b. Playing Field (FUTURE - NOT COUNTED IN TOTAL)	
c. Recreation/Child Dev. Ctr. (27-SPACES)	
d. Low Birth Rate Center (15-SPACES)	
13 EXISTING PICNIC AREA (COMPLETED 1997)	completed 1997
14 FUTURE DEVELOPMENT	projected TBA
15 FUTURE PRIVATE DRIVE(S) TO HIGHVIEW ST AND/OR DIVISION AVE	projected TBA
16 RESTRICTED DEVELOPMENT ZONE (ESCARPMENT)	
17 EXISTING CHILD DEVELOPMENT CENTER (10600sf ROOF)	completed 1996
a. Fenced Toddler Playground (4700sf AREA)	
b. Fenced Playground (11400sf AREA)	
18 EXISTING LOW BIRTH RATE CENTER BUILDING (5200sf ROOF)	completed 2006
a. Fenced Playground (2393sf AREA)	
PARKING ANALYSIS	
A) #5 EXISTING PRIVATE SCHOOL (GRADES K-8)	27 Spaces Req'd
• 18 CLASSROOMS x 1.5 = 27spc	
B) #4 EXISTING CHURCH	83 Spaces Req'd
• FIXED SEATING: 500LF/1.5=333occ...333/4=83spc	172 Spaces Req'd
• CHAIR SEATING: 4800sf/28=172spc	
C) #9 EXISTING RECTORY (2 priests - 2space min)	2 Spaces Req'd
D) #17 EXISTING CD CENTER (10 CLASSROOMSx1.5=15spc)	15 Spaces Req'd
E) #8 EXISTING RECREATION CENTER	9 Spaces Req'd
• OFFICES: 3100sf/333=9spc	23 Spaces Req'd
• 1 COURT + 3000sf ADDITIONAL SPACE/150 = 3+20=23spc	
F) #18 EXISTING LOW BIRTH RATE CENTER (5200/500=10spc)	10 Spaces Req'd
G) #7 PROPOSED PARISH HALL (CHURCH USE)	0 Spaces Req'd
TOTAL PARKING REQUIRED	341 Spaces Req'd
TOTAL PARKING PROVIDED	373 Spaces

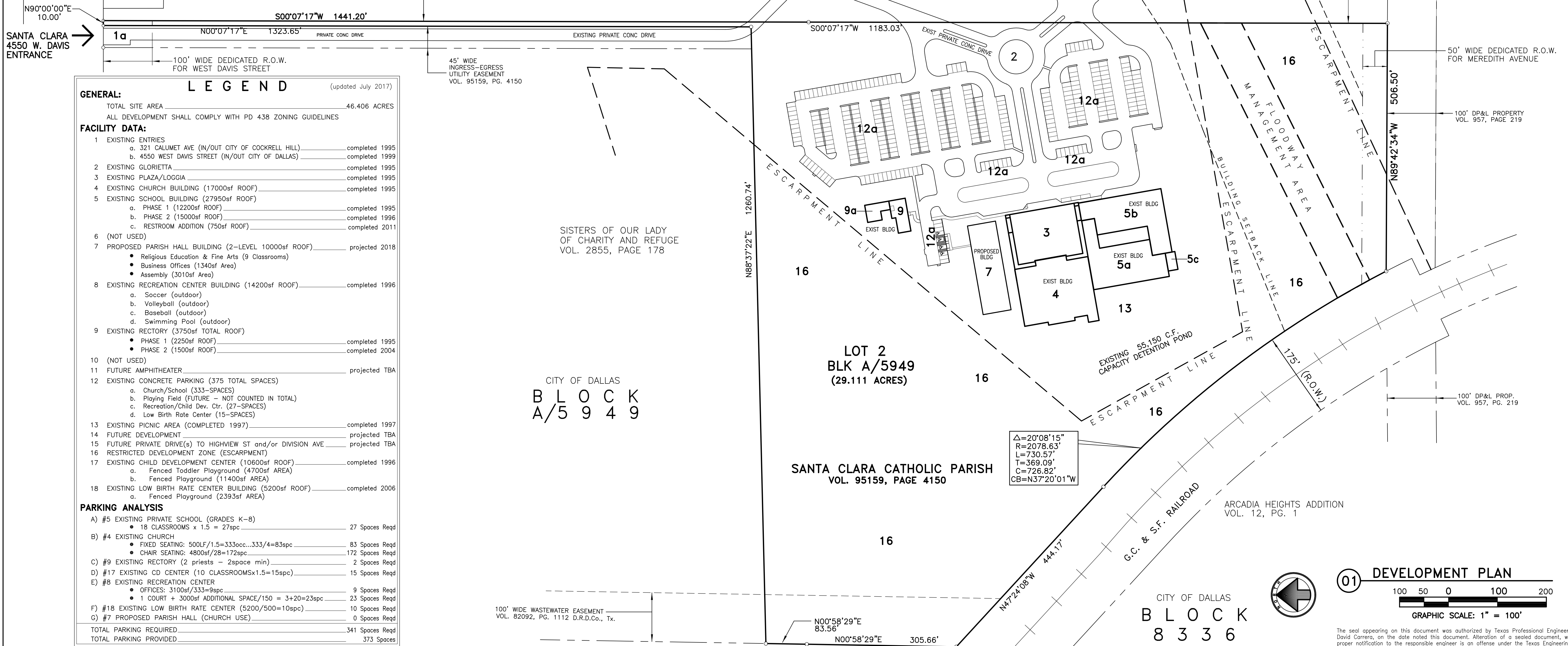
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A/5 9 4 9

SISTERS OF OUR LADY
OF CHARITY AND REFUGE
VOL. 2855, PAGE 178

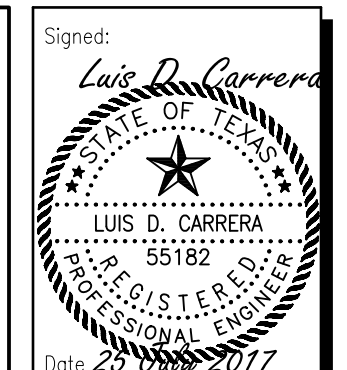
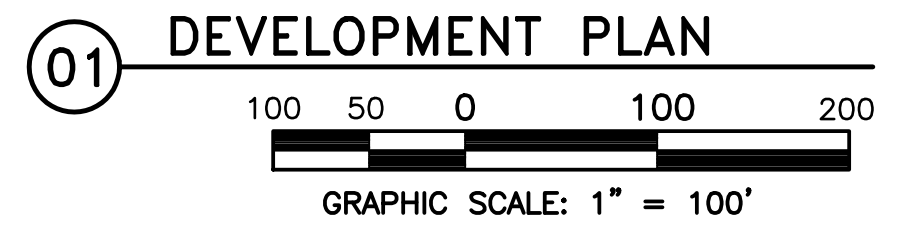
LOT 2
BLK A/5949
(29.111 ACRES)

SANTA CLARA CATHOLIC PARISH
VOL. 95159, PAGE 4150

CITY OF DALLAS
B L O C K
8 3 3 6



Δ=20°08'15"
R=2078.83'
L=730.57'
T=369.09'
C=726.82'
CB=N37°20'01"W



Signed: Luis D. Carrera
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Date: 25 Jul 2017
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DEVELOPMENT PLAN	
DATE: 10/2017	REVISION: 25 Jul 2017
PROJECT No: C-2784	DESCRIPTION: Revision A - Updated Overall Plan
DRAWN BY: CCEI	REVISION B - Updated Overall Plan
CHECKED BY: CCEI	
SHEET No. PD100	REVISION B

The seal appearing on this document was authorized by Texas Professional Engineer Luis David Carrera, on the date noted this document. Alteration of a sealed document, without proper notification to the responsible engineer is an offense under the Texas Engineering Act.