



- BUILDING ZONE A – 47,500 SQ.FT.**
 - * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 60%
 - * TOTAL BUILDING SQ. FT. – NOT TO EXCEED 55,000
 - * UP TO 25 ADDITIONAL PARKING SPOTS
- BUILDING ZONE B – 20,000 SQ. FT.**
 - * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 60%
 - * TOTAL BUILDING SQ. FT. – NOT TO EXCEED 16,000
- BUILDING ZONE C – 11,200 SQ. FT.**
 - * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 80%
 - * TOTAL BUILDING SQ. FT. – NOT TO EXCEED 8,400
- BUILDING ZONE D – 10,500 SQ. FT.**
 - * MAXIMUM LOT COVERAGE FOR BUILDING ZONE 75%
 - * TOTAL BUILDING SQ. FT. – NOT TO EXCEED 7,875

01 TRACT I, II, AND III DEVELOPMENT AND LANDSCAPE PLAN
1/32" = 1'-0"

SITE DESCRIPTION	ARTICLE X COMPLIANCE NOTES	LANDSCAPE NOTES ON THE PLAN FOLLOWED BY AN ASTERISK (*) RELATE TO PREVIOUSLY COMPLETED LANDSCAPE WORK. THEY ARE INCLUDED TO ILLUSTRATE THE SITE'S CURRENT COMPLIANCE WITH THE REQUIREMENTS OF CITY OF DALLAS ARTICLE X.	PARKING	LEGEND	NOTES BY NUMBER	ADDITIONAL INFORMATION
<p>ALCUIV SCHOOL 6144 CHURCHILL WAY DALLAS, TX 75230 LOT 64 BLOCK 4/7460</p> <p>NOTE: TRACT I, II, AND III DIMENSIONS SHOWN ARE CONCEPTUAL AND ARE DETERMINED BY WAY OF SCALING THIS DRAWING, NOT PROVIDED BY DETAILED SURVEY.</p>	<p>SITE TREE REQUIREMENTS Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 523,166 s.f.</p> <p>Required (131) trees, 2" cal. Existing (232) trees, 2" cal. or greater</p> <p>STREET REQUIREMENTS Requirements: (1) tree, 3" cal. min., per 50 l.f. of frontage</p> <p>CHURCHILL WAY (1,036 l.f.) Existing (22) trees, 3" cal. or greater (619) evergreen shrubs, 36" ht. min.</p> <p>PARKING LOT REQUIREMENTS – PROVIDED Requirement: All parking spaces are located within 120' of large canopy tree, 2" cal. minimum</p> <p>DESIGN REQUIREMENTS – PROVIDED Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126</p> <ul style="list-style-type: none"> * Foundation Planting Strip: Large evergreen shrubs along 50% of foundation * Parking Screen: 36" height evergreen hedge <p>NO CONSTRUCTION WORK SHALL TAKE PLACE TO ALTER CURRENT COMPLIANCE</p>	<p>REQUIRED PARKING CALCULATION PER JAN 2015 CLASSROOM ALLOCATIONS:</p> <ul style="list-style-type: none"> 17 K / ELEMENTARY CLASSROOMS @ 1.5 SPOTS PER = 25.5 6 MIDDLE SCHOOL CLASSROOMS @ 3.5 SPOTS PER = 21.0 3 HIGH SCHOOL CLASSROOMS @ 9.5 SPOTS PER = 28.5 5,650 SQFT OF CHILD CARE @ 500 SQFT PER SPOT = 11.3 TOTAL REQUIRED (ROUND UP TO NEAREST WHOLE NUMBER) = 117 <p>TOTAL EXISTING PARKING SPOTS = 153</p> <p>PARKING CAPACITY IN EXCESS OF CODE PER JAN 2015 CLASSROOM ALLOCATIONS = 36</p> <p>FUTURE PARKING POTENTIAL:</p> <ul style="list-style-type: none"> 26 ADDITIONAL SPOTS MAY BE ADDED ON THE EAST SIDE 25 ADDITIONAL SPOTS MAY BE ADDED AT BUILDING ZONE A PARKING SPOTS ADDED IN THE FUTURE SHALL ALIGN WITH CITY OF DALLAS REQUIREMENTS FOR CLASSROOMS INDICATED IN TABLE ABOVE. <p>REQUIRED ACCESSIBLE SPACES PER 2012 TAS TABLE 208.2; FOR LOTS WITH 150 TO 200 SPACES, 6 MUST BE ACCESSIBLE. SITE CURRENTLY PROVIDES 6 ACCESSIBLE SPOTS, AND IS IN COMPLIANCE.</p> <p>SUMMARY:</p> <ul style="list-style-type: none"> TOTAL EXISTING PARKING: 153 SPACES TOTAL ACCESSIBLE PARKING: 6 SPACES FUTURE ADDED POTENTIAL: 51 SPACES 	<p>CONCRETE VEHICLE PAVING</p> <p>LANDSCAPING / GREEN SCAPE</p> <p>LANDSCAPING BUFFER</p> <p>PROPERTY LINE</p> <p>EASEMENT, BUILDING SETBACK & R.O.W.</p> <p>PARKING SPACE COUNT</p> <p>TRACT BOUNDARY LINE</p> <p>BUILDING ZONE BOUNDARY LINE</p> <p>LANDSCAPE PAVEMENT</p> <p>CHAIN LINK FENCE</p> <p>30' VISIBILITY TRIANGLE</p> <p>TREE</p>	<p>① LOCATION FOR 2 ELECTRIC VEHICLE CHARGING STATIONS. SET BACK FROM CHURCHILL ROAD SHALL BE 5' MINIMUM.</p> <p>② LOCATION OF FUTURE COVERED WALK WAY.</p> <p>③ LOCATION FOR FUTURE BUILDING SIGNAGE. SIGNAGE WILL NOT EXCEED 15% OF STREET FACADE.</p> <p>④ EXISTING CLOCK TOWER.</p>	<p>USE:</p> <p>GROSS ACREAGE: 12 ACRES</p> <p>MAXIMUM ALLOWED LOT COVERAGE (30%): 156,800 SQ. FT.</p> <p>MAXIMUM ALLOWED FLOOR AREA RATIO: 0.35</p> <p>MAXIMUM ALLOWED FLOOR AREA: 182,950 SQ. FT.</p> <p>MAXIMUM ALLOWED HEIGHT: 40 FEET</p> <p>MAXIMUM NUMBER OF STORIES: 2 STORIES ABOVE GROUND</p> <p>EXISTING BUILDING SQ. FOOTAGE: 125,649 SQ. FT.</p> <p>MODULAR BUILDING SQ. FOOTAGE: 6,000 SQ. FT.</p> <p>SQUARE FOOTAGE OF IMPERVIOUS COVERAGE: 115,000 SQ. FT. (PARKING, DRIVES, SPORT COURT)</p> <p>PERCENTAGE OF IMPERVIOUS COVERAGE: 22%</p> <p>FRONT YARD SETBACK: 100 FEET (EXCLUDES CLOCK TOWER, 50 FT SETBACK)</p> <p>SIDE AND REAR YARD SETBACK: 10 FEET</p> <p>SCHOOL AND CHILD CARE FACILITY: 12 ACRES</p>	