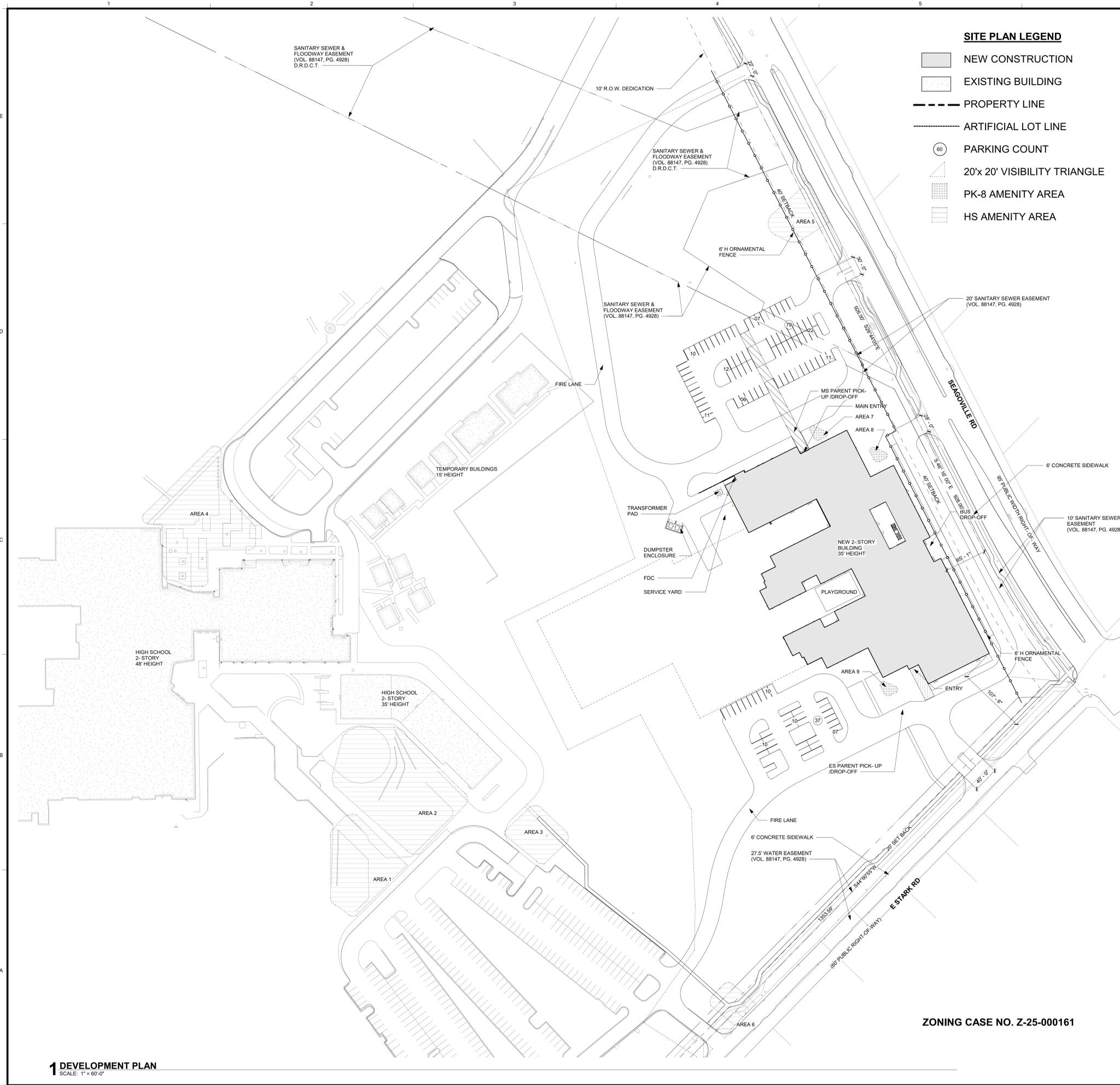


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- SITE PLAN LEGEND**
- NEW CONSTRUCTION
  - EXISTING BUILDING
  - PROPERTY LINE
  - ARTIFICIAL LOT LINE
  - 80 PARKING COUNT
  - 20'x 20' VISIBILITY TRIANGLE
  - PK-8 AMENITY AREA
  - HS AMENITY AREA

ZONING CASE NO. Z-25-000161

**1 DEVELOPMENT PLAN**  
SCALE: 1" = 60'-0"



5010 Riverside Dr.  
Bldg. 4, Suite 250  
Irving, TX 75039  
T. 214.742.0400  
www.kai-db.com

TAPE Registration No. F-0919

**LEGAL INFORMATION**

LOT 1/ BLOCK A/8813  
100.0505 ACRES  
ZONING: PD 512 / R-1/2 ACRE SFR

**ZONING AND BUILDING DATA**

NEW SCHOOL GRADE LEVELS: PK-8  
APPROX NUMBER OF STUDENTS:803  
APPROX NUMBER OF TEACHERS: 80

SCHOOL HOURS:  
08:00AM - 03:20 PM

TOTAL SQUARE FEET OF PROPERTY: 4,324,822.09 SF  
ACRES: 100.0505

TOTAL % OF LOT COVERAGE: 9%  
ACTUAL % LOT COVERAGE WITH PROJECT: 2.67%  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK:20'

BUILDING HEIGHT:32'  
NUMBER OF FLOORS: TWO

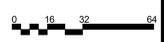
TOTAL SQUARE FEET OF PROJECT: 115,172 SQFT  
1ST FLOOR: 77,744 SQFT  
2ND FLOOR: 37,428 SQFT

NUMBER OF CLASSROOMS:  
PK-5 = 27 CLASSROOMS  
6TH - 8TH = 19 CLASSROOMS

PARKING REQUIRED:  
PK-5 (1.5 SPACES/CLASSROOM) = 41 SPACES  
6TH - 8TH (3.5 SPACES/CLASSROOM) = 67 SPACES  
TOTAL REQUIRED: 108 SPACES

PARKING PROVIDED: 116 SPACES

**VICINITY MAP**



A PROJECT FOR: DALLAS INDEPENDENT SCHOOL DISTRICT  
**ORG #308 SEAGOVILLE PREK - 8**  
 CORNER OF SEAGOVILLE & E STARK ROAD  
 DESIGN DEVELOPMENT

NOT FOR REGULATORY  
 APPROVAL, PERMITTING  
 OR CONSTRUCTION

ISSUE MARK	DATE	DESCRIPTION

ISSUE DATE: 10.07.2025  
PROJECT NO: 35-22014.06  
DRAWN BY: SEG  
CHECKED BY:  

ORIGINAL SHEET SIZE IS 30" x 42"  
SHEET TITLE:  
**DEVELOPMENT PLAN**

SHEET NO:  
**AS-102**