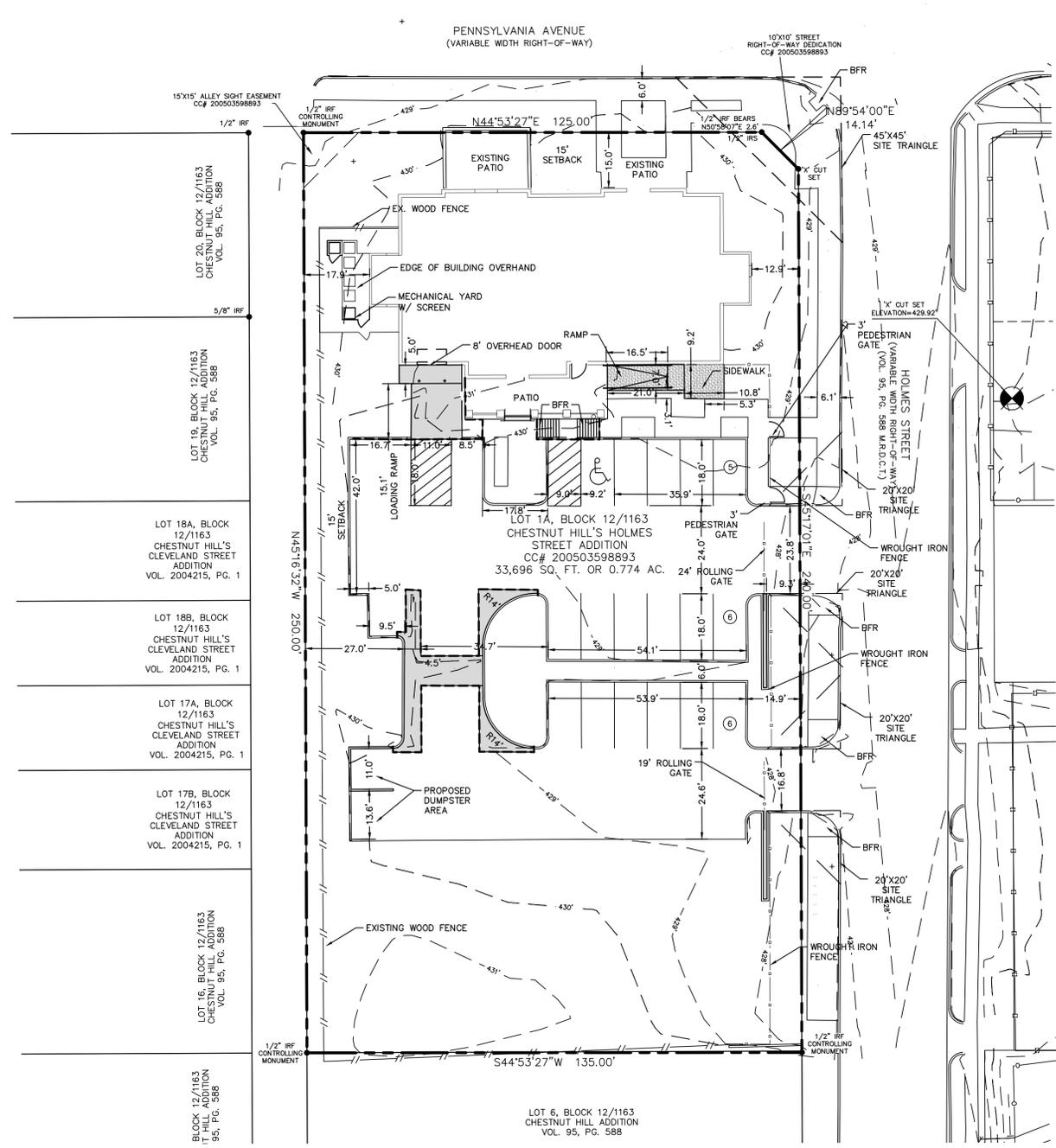
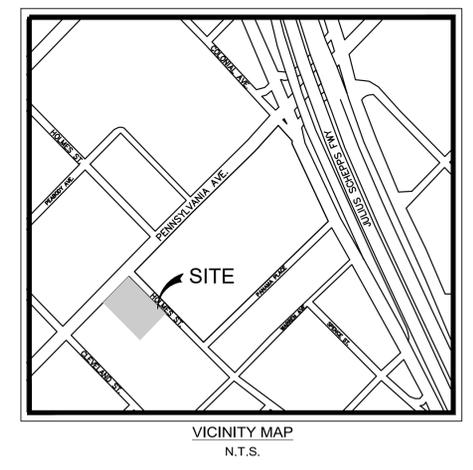
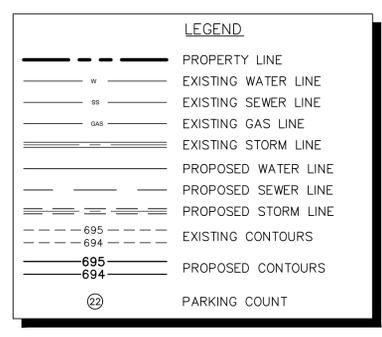


XREFS
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 JOHN BLACKER 12/10/2022 3:52 PM
 12/10/2022 11:52 AM
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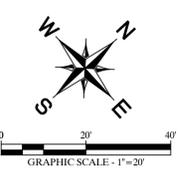


SITE DATA SUMMARY TABLE	
LOT	1A
PROPOSED ZONING	PD-597
PROPOSED USE	FOOD PANTRY
LOT AREA (ACRES)	0.774
LOT AREA (SQUARE FEET)	33,696
BUILDING FOOTPRINT AREA (SQUARE FEET)	4537
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	24'-10"
LOT COVERAGE (PERCENT-X.XX%)	13.50%
FLOOR AREA (SQUARE FEET)	4537
FLOOR RATIO (RATIO-X.XX:1)	0.13:1
PARKING RATIO PD 597	1/200SF
PROVIDED PARKING (# SPACES)	17
ACCESSIBLE PARKING REQUIRED (# SPACES)	1
TOTAL PAVED AREA (PARKING & FIRE LANE)	13,633
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	18,200

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS; FOR PURPOSES OF REQUIRED PARKING, PD 597 IS CONSIDERED ONE LOT.



- 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 CITY OF 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.



No. _____ Date _____ Revisions _____ App. _____
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 Structural + Civil Engineering Services
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 Texas Registered Engineering Firm #F-5053



ST PHILIP'S SCHOOL AND COMMUNITY CENTER
 LOT 1A, BLOCK 12/1163
 CHESTNUT HILL STREET ADDITION
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN

TRACT 3 DEVELOPMENT PLAN
ST. PHILIP'S SCHOOL AND COMMUNITY CENTER
 BLOCK 12/1163, LOT 1A
 0.774 AC. (33,696 S.F.)
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY OF DALLAS PROJECT # XX

<p>OWNER ST. PHILIP'S SCHOOL AND COMMUNITY CENTER 1600 PENNSYLVANIA AVE. DALLAS, TEXAS 75215</p>	<p>APPLICANT AS SHOWN</p>	
<p>SURVEYOR PEISER & MANKIN SURVEYING, LLC 1604 HART ST. SOUTHDALE, TEXAS 76092 817-481-1806 / 817-481-809 (FAX) REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6122 TMANKIN@PEISERSURVEYING.COM</p>	<p>ENGINEER HART, GAUGLER & ASSOCIATES, INC. 12801 N. CENTRAL EXPWY., SUITE 1400 DALLAS, TEXAS 75243 972-239-5111 / 972-239-5055 (FAX) TEXAS REGISTERED ENGINEERING FIRM #6683 JOHN D. BLACKER JBLACKER@HARTGAUGLER.COM</p>	<p>ARCHITECT SBLM ARCHITECTS 16910 DALLAS PKWY DALLAS, TX 75248 469-554-7770 CONTACT: TOM BACH TBACH@SBLM.COM</p>

DECEMBER 2022

Scale:	AS SHOWN	Designed by:	HGA	Project No.:	219129
Drawn by:	HGA	Checked by:	JDB		
Date:	DECEMBER, 2022				
SHEET					
C0.01					