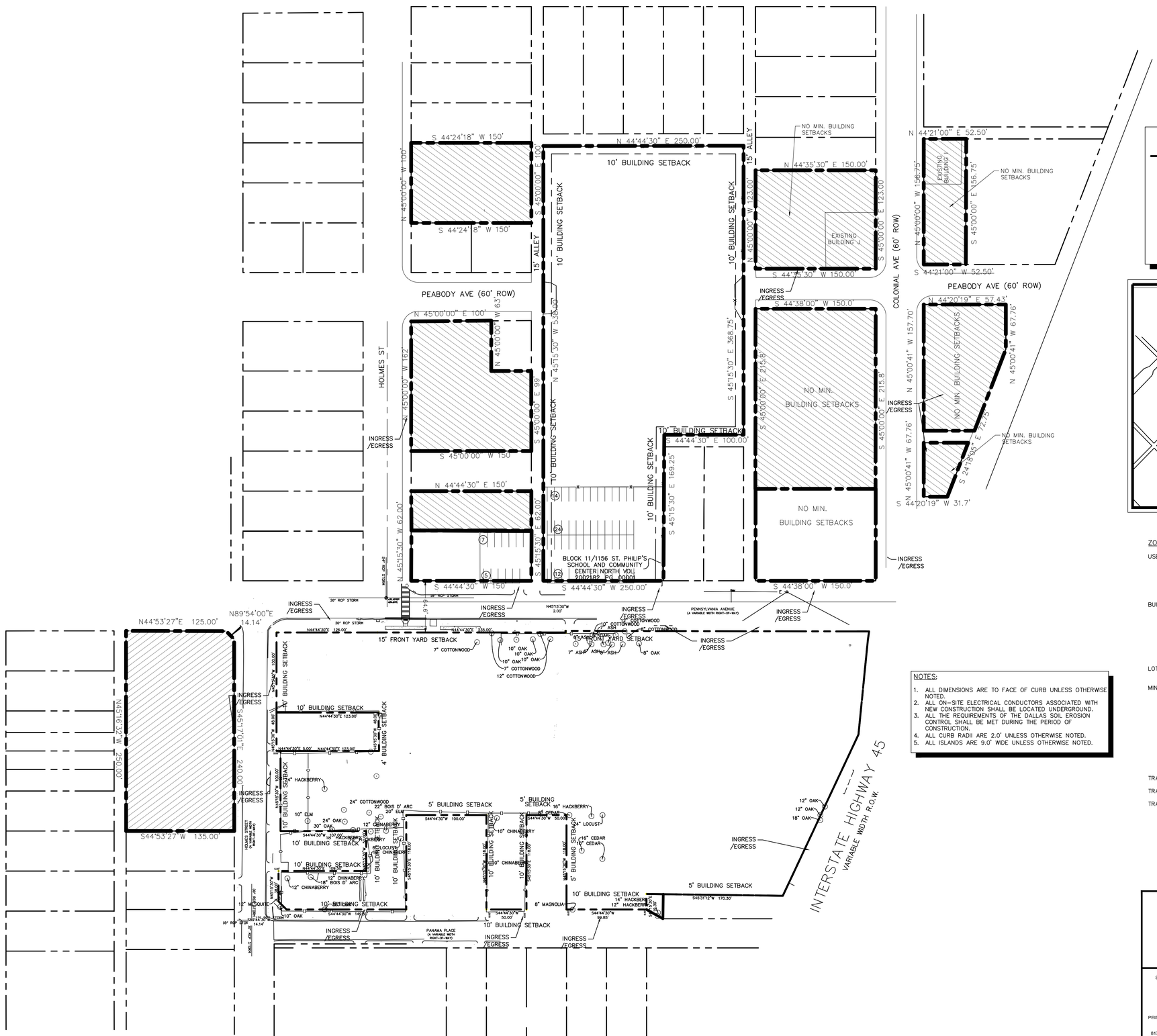
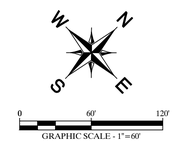
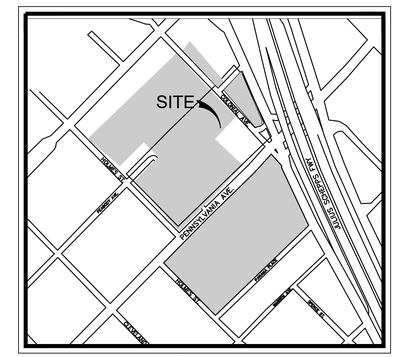



LEGEND

- PROPERTY LINE
- TRACT 3
- TRACT 2
- TRACT 1
- (22) PARKING COUNT




VICINITY MAP
N.T.S.

ZONING ANALYSIS

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

EXISTING BUILDING I (SCHOOL/OFFICE/COMMUNITY SERVICE CENTER): 2,866SF
EXISTING BUILDING J (SCHOOL): 4,000SF

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.

LOT COVERAGE: MAXIMUM OF 50% FOR TRACT 1 & 2 COMBINED; MAXIMUM OF 50% FOR TRACT 3.

MINIMUM SETBACKS:

FRONT: FOR A PRIVATE SCHOOL, FOOD OR BEVERAGE STORE, OFFICE AND COMMUNITY SERVICE CENTER, NO MINIMUM UNLESS OTHERWISE SHOWN ON THE CONCEPTUAL PLAN.

SIDE/REAR: FOR A PRIVATE SCHOOL, FOOD OR BEVERAGE STORE, OFFICE, AND COMMUNITY SERVICE CENTER, NO MINIMUM UNLESS OTHERWISE SHOWN ON THE CONCEPTUAL PLAN. FOR A PRIVATE SCHOOL, FOOD, OR BEVERAGE STORE, AND COMMUNITY SERVICE CENTER, ALONG ABUTTING RESIDENTIAL PROPERTY LINES OUTSIDE THIS DISTRICT WITH FRONTAGE ON HOLMES STREET AND PEABODY AVENUE, MINIMUM SIDE AND REAR YARD IS 4 FEET.

TRACT 1 AREA = 345,641 SF

TRACT 2 AREA = 129,360 SF

TRACT 3 AREA = 33,696 SF

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.

CONCEPT PLAN
PD 597

Z212-306

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)
TEXAS REGISTERED ENGINEERING FIRM #F-5053
JOHN D. BLACKER
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ARCHITECT
KAI TEXAS
101 N. ZANG BOULEVARD, SUITE 100
DALLAS, TEXAS 75208
214-7427-0400 / 817-288-0952 (FAX)
DERWIN BROUGHTON

DECEMBER, 2022

| No. | Date | Revisions | App. |
|---|---|---|---|

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Texas Registered Engineering Firm #F-5053

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

CONCEPT PLAN

Scale: AS SHOWN
Designed by: HGA
Drawn by: HGA
Checked by: JDB
Date: DECEMBER , 2022
Project No. 219029

SHEET
C0.02

IMAGES 41102001_SH416 -
XREFS XREF K-Site - XREF xSitm - XREF xUtil - XREF xUtil-Exit - XREF 19-031REMAIL_05-06-2019 - XREF xSite-Exit - XREF iOrign - XREF xSite - XREF xBndy - XREF 10-18199-00 St-Philip's PAC- C-P001 EXPORT 20221110 - XREF
PLOTTED BY JOHN BLACKER/TEXAS KAI ARCHITECTS
DWG NAME F:\2019\219029\DWG\PLAN SET\C0.01-SITE-CONCEPT PLAN.DWG
LAST SAVED 12/8/2022 11:02 AM