

VICINITY MAP  
N.T.S.

SITE DATA REQUIREMENTS		
GENERAL SITE DATE	EXISTING	PROPOSED
ZONING	R-5(A)	R-5(A)
LAND USE	PRIVATE SCHOOL	PRIVATE SCHOOL
LOT AREA	15.082 AC/656,955 SF	15.082 AC/656,955 SF
# CLASSROOMS	18	22
LOT COVERAGE	ALLOWED	PROPOSED
FLOOR AREA (SF)	MAX 60%	9.20%
	MAX 90,000 SF	78,461 SF

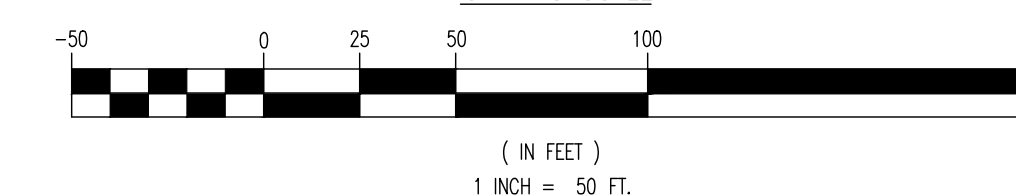
PARKING REQUIREMENTS		
A. Parking Requirements:		
Pre-K	Spaces per Classroom	1.5
K & Elementary	Spaces per Classroom	1.5
Junior High	Spaces per Classroom	3.5
B. Required Parking:		
Proposed Pre-K	Number of Classrooms	4
	Classrooms X 1.5	6
Existing K & Elementary	Number of Classrooms	14
	Classrooms X 1.5	21
Existing Junior High	Number of Classrooms	4
	Classrooms X 3.5	14
Total Required Parking:		41
C. Parking Provided:		
		Total: 98
D. Bicycle Spaces	1 Per 25 Parking Spaces	4

\*The location of bicycle spaces will be shown on site at permitting.

**SITE/LANDSCAPE PLAN - M234-024(SAS)  
PORTABLE CLASSROOM ADDITION**

**ASCP-RC  
BLOCK 48726, LOT 13A  
7777 OSAGE PLAZA PARKWAY  
DALLAS, COLLIN COUNTY,  
TEXAS 75252  
09/04/2024**

GRAPHIC SCALE



**SUP 1310**

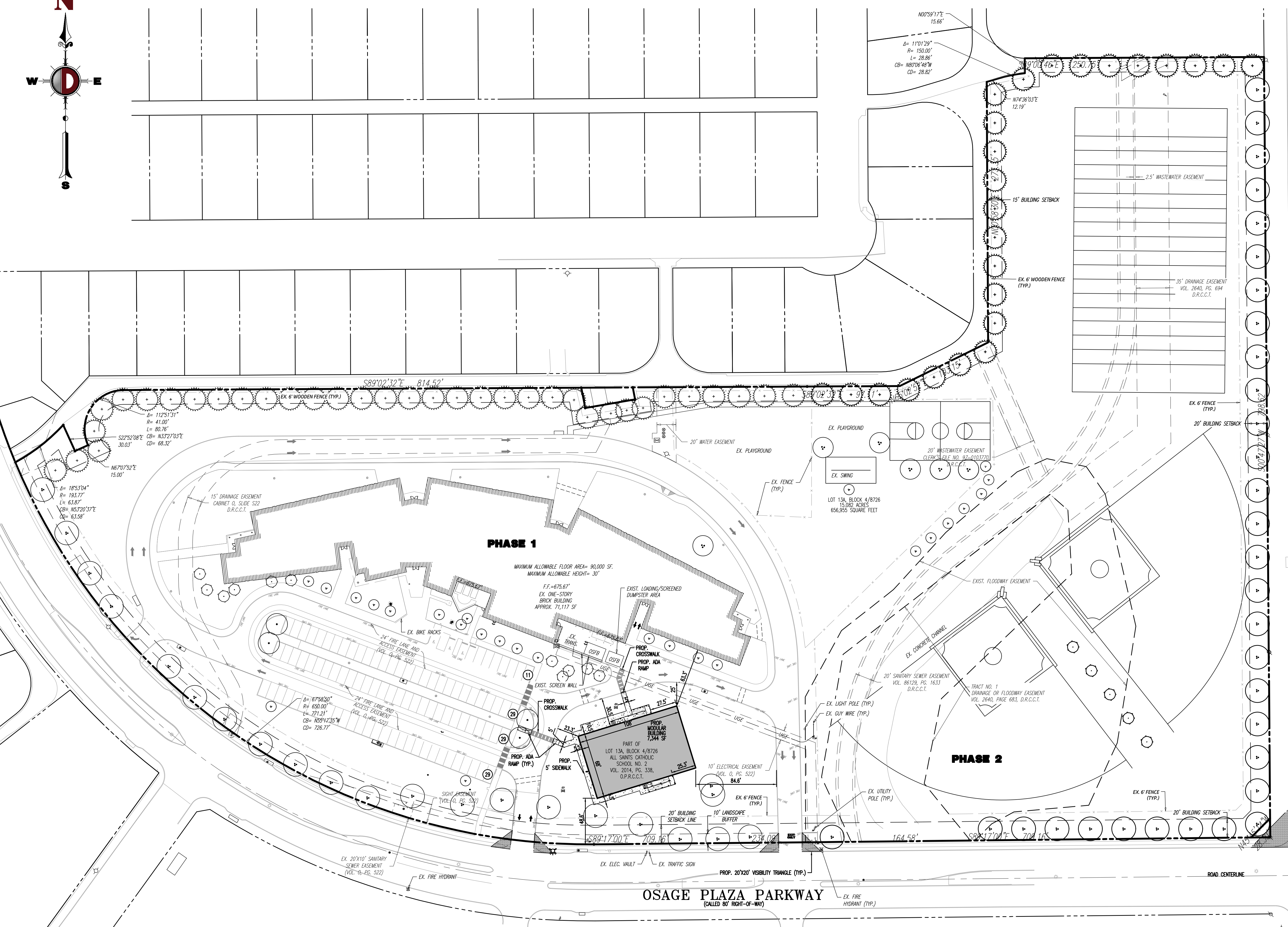
**DYNAMIC ENGINEERING**  
 (dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC  
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Little Rock, New Jersey 1.733.974.0198 | Chester, New Jersey 1.908.879.9229 | Northbrook, New Jersey 1.856.334.2000 | Newark, New Jersey 1.973.755.7200  
 Torrance, New Jersey 1.732.974.0198 | Allen, Texas 1.972.334.2100 | Austin, Texas 1.512.446.2446 | Houston, Texas 1.281.789.6400 | Delray Beach, Florida 1.561.921.8570  
 New Haven, Pennsylvania 1.202.655.0274 | Philadelphia, Pennsylvania 1.215.253.8888 | Bethlehem, Pennsylvania 1.610.335.4400 | Annapolis, Maryland 1.410.547.5200

Plotfile: 09/19/24 - 5:00 PM, By: cofford, Product: Ver. 24.3s (LMS Tech) File: P:\VEPC PROJECTS\2307 All Saints Catholic School\24-00729 Dallas TX\DWG\Site Plans\25027400729SP.dwg, --> SITE PLAN

- LANDSCAPE REQUIREMENTS - NO CHANGE**
- RESIDENTIAL ADJACENCY: 10' WIDE PERIMETER BUFFER STRIP REQUIRED AND PROVIDED; 2 LARGE NON-CANOPY TREES PER 50 LINEAR FEET REQUIRED AND PROVIDED.
  - 1 TREE/4000 SQUARE FEET OF SITE REQUIRED AND PROVIDED; NO CHANGE.
  - 1 TREE/50 LINEAR FEET OF STREET FRONTAGE REQUIRED AND PROVIDED; NO CHANGE.
  - NO PARKING SPACE IS MORE THAN 120 LINEAR FEET FROM A TREE.
  - PEDESTRIAN FACILITIES, SIX OUTDOOR RECREATION FACILITIES REQUIRED; 21% PROVIDED.
  - ALL EXISTING TREES TO BE PROTECTED THROUGH ALL PHASES ON CONSTRUCTION. ALL DISTURBED LANDSCAPE AREAS SHALL BE RE-SOODED.

- LANDSCAPE LEGEND**
- 3" CALIPER TREE, PER CITY OF DALLAS APPROVED TREE LIST.
  - 2" CALIPER TREE, PER CITY OF DALLAS APPROVED TREE LIST.
  - 3" CALIPER LARGE NON-CANOPY TREE, PER CITY OF DALLAS APPROVED TREE LIST.



OSAGE PLAZA PARKWAY  
(CALLED 80' RIGHT-OF-WAY)

FM 3193 "COIT ROAD"  
(30' RIGHT-OF-WAY)