

	EXISTING BUILDING TO REMAIN
	PROPOSED ADDITION
	FUTURE DEMOLITION
	FLOOD PLAIN
	PROPERTY LINE
	UTILITY EASEMENT OR BOUNDARY
	DIRECTIONAL MARKER
	VISIBILITY TRIANGLE
	PARKING COUNT

S01	POINT OF BEGINNING
S03	45 FT VISIBILITY TRIANGLE
S04	20 FT VISIBILITY TRIANGLE
S05	20' WASTEWATER EASEMENT
S06	10' SANITARY SEWER EASEMENT
S07	10' ELECTRIC EASEMENT
S08	15' D.P.&L. & S.W.B.T. EASEMENT
S09	15' D.P.&L. POWER & TELEPHONE EASEMENT
S14	50' LONE STAR GAS PIPELINE EASEMENT
S15	4' D.P.&L. EASEMENT
S16	15' D.P.&L. EASEMENT
S17	10' D.P.&L. EASEMENT
S18	CITY OF DALLAS DRAINAGE CHANNEL EASEMENT. CURRENT EASEMENT TO BE ABANDONED
S19	15' SANITARY SEWER EASEMENT
S20	STATE OF TEXAS DRAINAGE
S21	PROPOSED NEW SIX FOOT HIGH, CHAIN-LINK FENCE PLAYFIELD EDGE
S22	COVERED PARKING SPACES (CHURCH)
S23	DUMPSTER LOCATION
S26	EXISTING BUILDING TO BE DEMOLISHED
S27	EXISTING BIKE RACKS (EACH 20 SPACES = 40 TOTAL PARKING SPACES)
S28	EXISTING TRASH RECEPTACLE
S29	EXISTING SEAT BENCH
S30	EXISTING SEAT BENCH AT TREE
S31	EXISTING STONE SEAT BENCH AT PATH
S32	EXISTING OUTDOOR TABLES AND CHAIRS (6 TABLES TOTAL UNDER COVERED AREA)
S33	ALTERNATE DUMPSTER ENCLOSURE LOCATION
S34	BENCH - 4FT LENGTH W/ STEEL SLATS
S35	BICYCLE RACK BOLTED TO CONCRETE (2 PARKING SPACES)
S36	TRASH RECEPTACLE
S37	STEPS OR WALL ALONG PLAYFIELD. (2 STEPS CURRENTLY SHOWN ON PLAN

ST. RITA CATHOLIC SCHOOL	
SPECIFIC USE PERMIT NO. 959	
LOT 1, BLOCK #602	
1. GENERAL INFORMATION	
Owner: St. Rita Catholic Community	
Site Location: 12725 Inwood Rd., Dallas, TX 75244	
Grading: 15' to 18' from 18' through 18'	
Student Capacity: 790 Students	
Class Size: Determined Private School	
Existing Land Use on Adjacent Properties: Residential (R-10A) - Single Family	
2. YARD, LOT AND SPACE REGULATIONS FOR BASE ZONING & 150A)	
Front Yard Set Back	15 FT
Side Yard For Permitted Structures: 10 FT	
Side Yard For Permitted Structures: 15 FT	
3. LOT SITE AREA	
Max Lot Size Allowed For Private School Use:	53
Actual Lot Size (Acres):	19
Actual Lot Coverage (Building Footprint Only):	14
Actual Lot Coverage (Paving):	19
Balance Allowed:	14
Maximum Allowable Floor Area Ratio	No Max
Actual Floor Area Ratio (Gross SF - All Levels):	19
4. TOTAL BUILDING CHURCH AREA (GROSS SF)	
0) Demolishing Existing Hall (Not Graphically shown)	0
1) Existing Church	8
2) Existing Parish Commons Addition	0
3) Existing Parish Addition	0
4) Existing Rectorium Addition	0
5) Existing Maintenance Building	0
6) Existing Building 1 Addition (2-story)	0
7) Existing Cancellation Addition	0
8) Building Addition: Sweeney Hall (Dedicated Church SF)	1
9) Building Addition:	0
10) Building Addition: (Max Height not to Exceed Existing Church)	0
11) Building Addition: (Max Height not to Exceed Existing Church)	0
12) Building Addition: (Max Height not to Exceed Existing Church)	0

03 TOTAL SITE AREA		NO	REVISION	DATE
Rear Yard for Permitted Structures: 15.1F				
	sq	ACRES	%	
Max Lot Coverage Allowed for Private School Use:	130.639	2.7346	60.0%	
Actual Lot Coverage Total	130.639	2.7351	60.0%	
Actual Lot Coverage (Building Footprint Only):	90.6	1.89	34.0%	
Actual Lot Coverage (Paving):	90.6	1.89	34.0%	
Balance Available:	145.470	3.339	26.0%	
Maximum Allowable Floor Area Ratio	No Max	No Max	No Max	
Actual Floor Area Ratio (Gross SF - All Levels):	No Max	6.3751	14.0%	
130.579				
total school building area (gross sf)				
02 Domestic Living/Sweety Hall (Not Geographically Shown)	89,252	2,048.9	55.0%	
03 Existing Church	(65,360)	(1,233.2)	(3.0%)	
03 Existing Church	28,700	0.6589	5.1%	
03 Existing Parish Commons Addition	5,726	0.1315	1.0%	
03 Existing Church Addition	345	0.0079	0.1%	
06 Existing Restroom Addition	1,500	0.0344	0.3%	
06 Existing Maintenance Building	3,146	0.0722	0.2%	
06 Existing Building Addition (2-story)	23,840	0.6481	5.9%	
07 Existing Church Addition	2,525	0.0540	0.6%	
08 Building A Addition: Sweety Hall (Dedicated Church SF)	16,000	0.4132	3.2%	
09 Building A Addition	9,800	0.2250	1.9%	
10 Building A Addition (Max Height not to Exceed Existing Church)	1,350	0.0310	0.2%	
11 Building A Addition (Max Height not to Exceed Existing Church)	1,350	0.0310	0.2%	
12 Building C Addition (Max height not to Exceed Existing Church)	1,350	0.0310	0.2%	
total private school building area (gross sf)				
13 Existing Cafeteria & Mechanical Mechanical	10,127	2.2261	18.1%	
14 Existing Cafeteria & Mechanical	7,066	0.162	1.3%	
14 Existing 5-story Junior High School Addition	9,242	0.2163	1.8%	
15 Existing Cafeteria Addition (1st Floor)	61	0.0014	0.1%	
15 Existing Mechanical Room (2nd Floor)	1,365	0.0313	0.2%	
17 Existing 5-story School Addition	3,241	0.0744	0.6%	
18 Existing 5-story School	25,685	0.6815	5.5%	
19 Existing Locker Addition	1,200	0.0275	0.2%	
20 Existing Gym Sports Addition	1,402	0.0312	0.2%	
21 Existing Barris Sports Center	30,765	0.2471	1.9%	
22 Existing Gym Sports Addition	11,550	0.2614	2.1%	
23 Building A Addition	6,00	0.0349	0.3%	
24 Building A Addition	1,500	0.041	0.2%	
25 Building A Addition: Sweety Hall (Dedicated Private School SF)	21,000	0.5200	4.0%	

04 PARKING SUMMARY

Spaces Required for Church Function:
18' Peak Seating Per Occupant

71,714' of fixed Pew Seating / 18' Per Occupant = 986 Occupants
986 Occupants / 4 Occupants per Parking Space = 247 Spaces Required for Church Parking

Spaces Required for Private School Function:

1.5 Parking Space per Elementary School Classroom
3.5 Parking Space per Middle School Classroom

1.5 Spaces x 23 Elementary School Classrooms = 35 Parking Spaces
3.5 Spaces x 12 Middle School Classrooms = 42 Parking Spaces

Total Parking Required: 324 Spaces
Total Parking Provided: 331 Spaces
Standard Parking Spaces: 315 Spaces
ADA Parking Spaces: 15 Spaces

05 LANDSCAPE
Attendance:

approved Landscape Plan

06 ISSUE DATES FOR SUP #959
01 SUP Ordinance 29497 dated 10.07.2014

5646 MILTON STREET, SUITE 426
DALLAS, TEXAS 75206
WWW.GLENN-PARTNERS.COM
COPYRIGHT © 2018 GLENN | PARTNERS

ST. RITA CATHOLIC COMMUNITY
CHURCH SITE PLAN & SUP SITE PLAN FOR PRIVATE SCHOOL USE
12525 INWOOD RD.
DALLAS, TX 75244

[illegible]

GLENN | PARTNERS PROJECT NO. 23-018

SUP 959
DEVELOPMENT
PLAN

02.05.2025