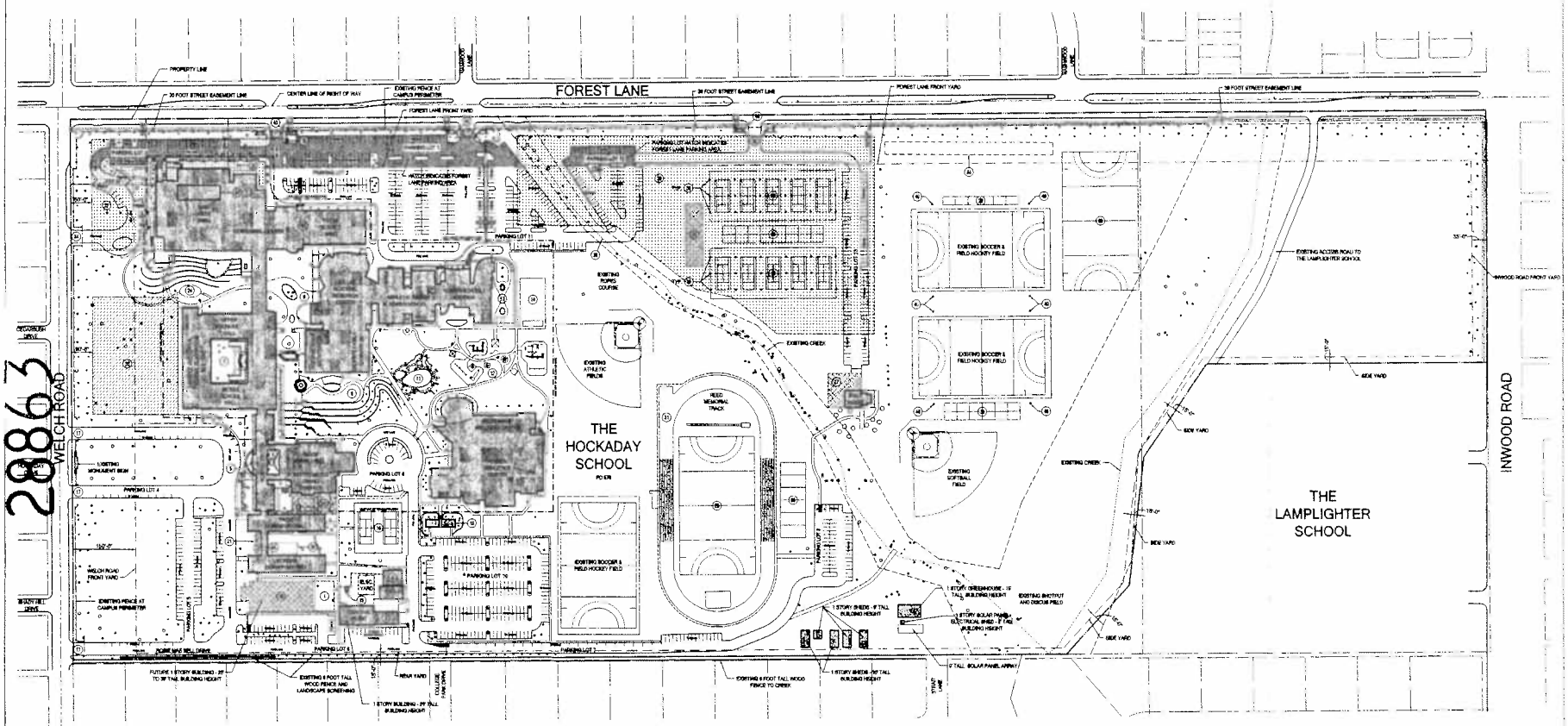
123032

Exhibit 578A

28863



NUMBERED KEY PLAN LEGEND:

EXISTING:

1. FENCED CHILD DEVELOPMENT CENTER PLAYGROUND
2. FACILITIES DEPARTMENT GARAGE
3. FACILITIES DEPARTMENT OFFICES
4. CARPENTERS SHOP
5. HOAK PORTICO
6. BLACK GARDEN
7. HOAK GARDEN
8. ASHLEY K. PRENDY COMMENCEMENT TERRACE
9. METZGER PLAZA
10. GUARD STATION
11. DUCK POND
12. PLAYGROUND
13. FENCED PRESCHOOL PLAYGROUND
14. PAVED BALL COURT
15. ATHLETIC OFFICES
16. DORMITORY TENNIS COURTS
17. EXISTING ACCESS CONTROL GATES

PROPOSED:

18. FUTURE CHILD DEVELOPMENT CENTER
19. FUTURE COOLING TOWER EXPANSION
20. FUTURE RELOCATED DORMITORY SWIMMING POOL
21. FUTURE DORMITORY CONNECTOR ADDITION
22. FUTURE ADMISSIONS/NATIVE OFFICER EXPANSION
23. FUTURE DINING HALL / SERVING LINE EXPANSION
24. OUTDOOR AMPHITHEATER
25. FUTURE TENNIS BUILDING
26. FUTURE TENNIS COURTS
27. FUTURE LOCKER ROOM ADDITION
28. FUTURE LACROSSE FIELD
29. FUTURE BLEACHER SEATING
30. FUTURE DOUBLE-SIDED BLEACHER SEATING
31. FUTURE THREE LANE EXPANSION TO TRACK
32. NEW GATED FIELD ACCESS TO FOREST LANE
33. SCREENED OUTDOOR CERAMICS / SCULPTURE YARD
34. ADDITIONAL SCREENING TREES IN THIS AREA
35. TEMPORARY PORTABLE CLASSROOM AREA PHASE 1 & 2
36. TEMPORARY CONSTRUCTION STAGING AREA PHASE 1 & 2

PROPOSED: (CONTINUED)

37. TEMPORARY CONSTRUCTION STAGING AREA PHASE 2
38. FUTURE VEHICULAR BRIDGE ACROSS EXISTING CREEK

HEIGHT RELATED:

39. NEW 60' TALL TENNIS COURT LIGHTS (24 FIXTURES)
40. NEW 60' TALL FIELD LIGHTS (6 FIXTURES)
41. 76' TALL WINDOWLESS FINE ARTS WING FLY TOWER
42. WIND TURBINE (5.0M MAX) MOUNTED ON 48 FEET ABOVE GRADE
43. 3 EXISTING 46' TALL LIGHT SCOOPS ON ROOF OF LIZA LEE ACADEMIC RESEARCH CENTER
44. DORMITORY ELEVATOR PENTHOUSE 42' ABOVE GRADE

SIGNAGE:

45. FOREST LANE MONUMENT SIGN - 80 SF EFFECTIVE SIGN AREA (9' X 20') - TOP OF SIGNAGE AREA 7 FOOT ABOVE GRADE
46. FUTURE FIELD ACCESS MONUMENT SIGN - 88 SF EFFECTIVE SIGN AREA (9' X 20') - TOP OF SIGNAGE AREA 7 FOOT ABOVE GRADE

PARKING SPACE ANALYSIS:

CODE PARKING REQUIRED:

CHILD DEVELOPMENT CENTER (DAYCARE) 1 SPACE PER 500 SF	12,000 SF / 500 =	24 SPACES
PREK & 1ST GRADE CLASSROOMS	36 X 1.5 =	45 SPACES
7TH, & 8TH GRADE CLASSROOMS	14 X 3.5 =	49 SPACES
9TH, 10TH, 11TH, & 12TH GRADE CLASSROOMS	23 X 6.5 =	219 SPACES
TOTAL CODE REQUIRED PARKING SPACES		351 SPACES
TOTAL PD REQUIRED PARKING SPACES		546 SPACES

PARKING PROVIDED:

PARKING LOT 1	182 SPACES
PARKING LOT 2	182 SPACES
PARKING LOT 3	60 SPACES
PARKING LOT 4	27 SPACES
PARKING LOT 5	35 SPACES
PARKING LOT 6	13 SPACES
PARKING LOT 7	36 SPACES
PARKING LOT 8	27 SPACES
PARKING LOT 9	52 SPACES
* PARKING LOT 10	291 SPACES
PARKING LOT 11	85 SPACES
PARKING LOT 12	77 SPACES
PARKING LOT 13	80 SPACES
TOTAL SPACE PROVIDED	1,552 SPACES / 551 SPACES *

* AT TIME OF PASSAGE OF THE ORDINANCE ADOPTING THIS DEVELOPMENT PLAN, PARKING LOT 10 AREA OCCUPIED BY EXISTING LIGHTED TENNIS COURTS AS PROVIDED BY THE JUNE 26, 2000 CITY COUNCIL APPROVED DEVELOPMENT PLAN.

FLOOR AREA & BUILDING HEIGHT ANALYSIS:

FLOOR AREA:

EXISTING FLOOR AREA	509,455 SQUARE FEET
PROPOSED FLOOR AREA	134,440 SQUARE FEET
TOTAL FLOOR AREA	643,895 SQUARE FEET

BUILDING HEIGHT:

TALLEST EXISTING BUILDING (LIZA LEE ACADEMIC RESEARCH CENTER):	49 FEET 9 INCHES
MAXIMUM FUTURE BUILDING HEIGHT / # OF STORIES WITHIN CAMPUS CORE*	60 FEET 0 INCHES / 3 STORIES
MAXIMUM FUTURE BUILDING HEIGHT / # OF STORIES OUTSIDE OF CAMPUS CORE**	36 FEET 0 INCHES / 3 STORIES

*EXCLUDING THE FINE ARTS WING FLY TOWER, LIZA LEE ACADEMIC RESEARCH CENTER LIGHT SCOOPS, DORMITORY ELEVATOR PENTHOUSE, AND THE CREW SCIENCE WIND WIND TURBINE, AS SHOWN IN PD-1 EXHIBIT

% OF LOT COVERAGE:

TOTAL LOT SQUARE FOOTAGE	3,781,321 SQUARE FEET	
TOTAL EXISTING LOT COVERAGE	273,486 SQUARE FEET	7.23%
TOTAL FUTURE LOT COVERAGE	326,736 SQUARE FEET	8.6%

FOR CITY OF DALLAS USE ONLY

01 THE HOCKADAY SCHOOL
DEVELOPMENT PLAN - PD 578

FILE NAME: PD_MASP.dwg

SCALE: 1" = 100'-0"

Z112-258(RB)

Planned Development
District No. 578

Approved
City Plan Commission
October 4, 2012

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DEVELOPMENT PLAN

THE HOCKADAY SCHOOL
11600 WELCH ROAD
DALLAS, TEXAS

No.	Date	Revision
1	10.04.12	PER CITY COMMENTS

DEVELOPMENT PLAN
EXHIBIT 1

Project No.	08196.45
Date	06.11.12
Last Revision	10.09.12

PD-1