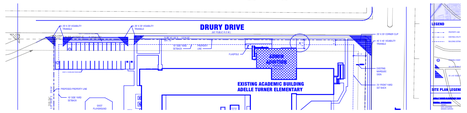
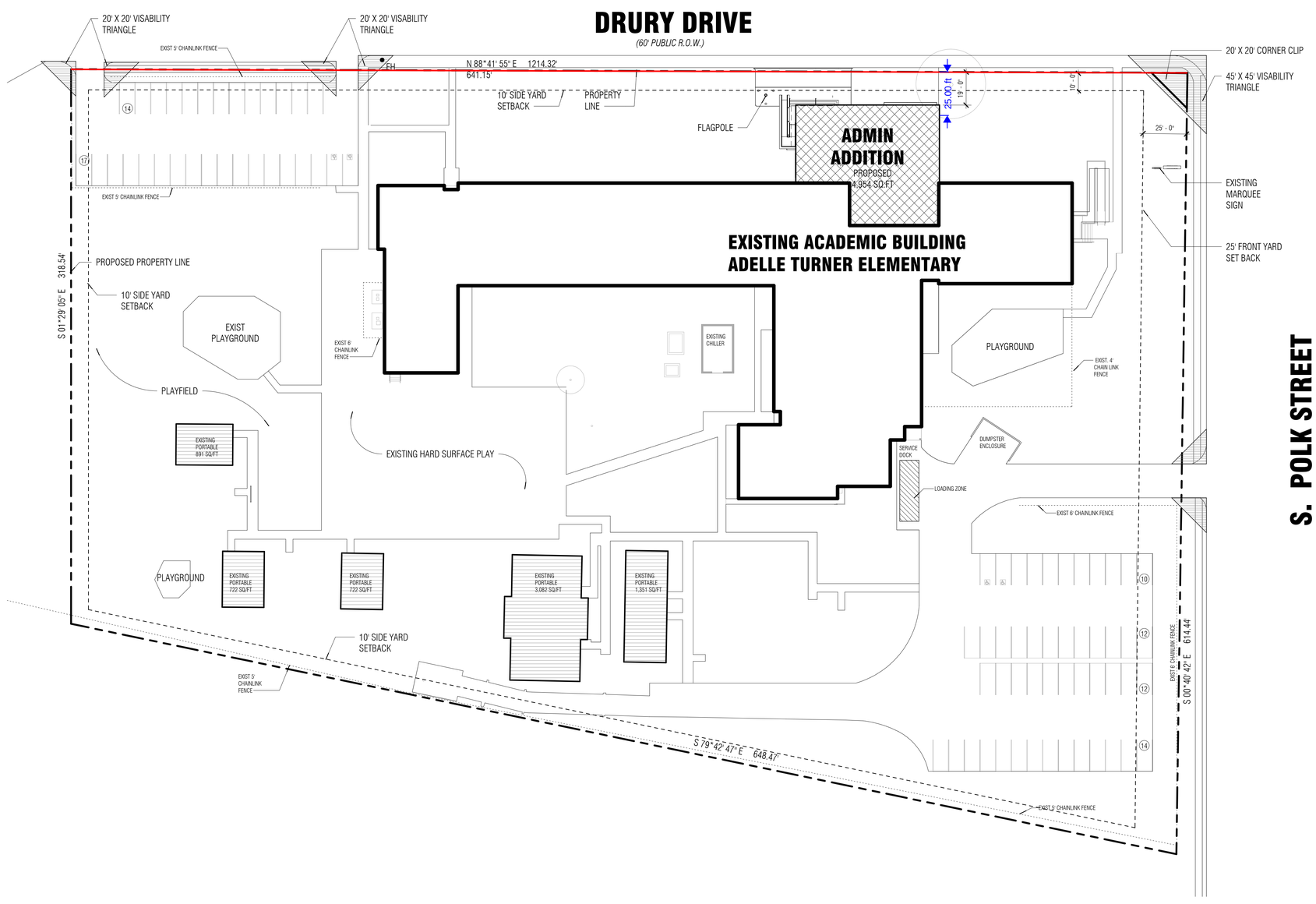
-- 1/32 is not an acceptable scale for a site plan
-- drawing is not to the stated scale (ex: setback called out as 10' measures to 11')
-- setback at Drury is 25' due to continuity with the adjacent lot (Drury is a front yard for the Atwell/Bedford lot)
[refer to 25' setback line extended along Drury frontage on the site plan for Atwell/Bedford. overlay of plans shown below with Atwell/Bedford in grey and Turner in blue]



-- proposed improvements may not encroach into 25' setback at Drury (existing improvements become nonconforming)
-- it appears that all parking within front yards is existing, so no issue as long as these are not reconfigured in any way
-- have property lines been vetted against preliminary plat/plat conditions for both of these sites?

ALL SITE FEATURES ARE EXISTING TO REMAIN. THE ONLY MODIFICATIONS TO THIS SITE ARE THE ADMIN ADDITION AT THE NORTH SIDE OF THE EXISTING STRUCTURE AND THE ENTRY PLAZA ENTERING THE NEW ADDITION.



01 | SITE PLAN

SCALE: 1/32" = 1'-0"

SITE MAP

LEGEND

- PROPERTY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK
- (XX) PARKING COUNT
- 20' x 20' VISIBILITY TRIANGLE
- 45' x 45' VISIBILITY TRIANGLE

SITE PLAN LEGEND

ADELLE TURNER ELEMENTARY SCHOOL

GENERAL INFORMATION

OWNER :	DALLAS INDEPENDENT SCHOOL DISTRICT
SITE LOCATION:	5505 S. POLK STREET, DALLAS, TX 75232
GRADES SERVED:	PK3 - 5TH
EXISTING LAND USE:	R-7.5(A) SINGLE FAMILY DISTRICT WITH USE AS A PUBLIC ELEMENTARY SCHOOL
ZONING	R7.5 (A)
BUILDING FOOTPRINT	

LOT COVERAGE

BUILDING COVERAGE EXISTING:	41,729 - 17.0%
BUILDING COVERAGE PROPOSED:	46,674 - 18.9%
EXISTING SITE AREA	244,988SQ/FT

PARKING SUMMARY

SPACES REQUIRED FOR SCHOOL FUNCTION PER CITY OF DALLAS:
• 31 CORE CLASSROOMS AT 1.5 SPACES PER CLASSROOM

REQUIRED PARKING	= 47 PARKING SPACES
TOTAL EXISTING PARKING:	= 79 PARKING SPACES

BICYCLE PARKING

2 REQUIRED LOCATION TBD AT TIME OF PERMITTING

TOTAL SITE AREA

	SF	ACRES	%
TOTAL SITE AREA	244,988	5.624 (BASED ON FINAL PLAT)	100.0%

LANDSCAPE DESIGN WILL MEET ARTICLE X

g|p
5646 MILTON STREET, SUITE 426
DALLAS, TEXAS 75206
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ADELLE TURNER ELEMENTARY SCHOOL #219

DALLAS INDEPENDENT SCHOOL DISTRICT

5505 S POLK STREET
DALLAS, TX 75232

NO	REVISION	DATE

GLENN | PARTNERS PROJECT NO. 21-010

A1
SITE PLAN

CONSTRUCTION DOCUMENTS
10.13.2022

10/5/2023 10:56:56 AM
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