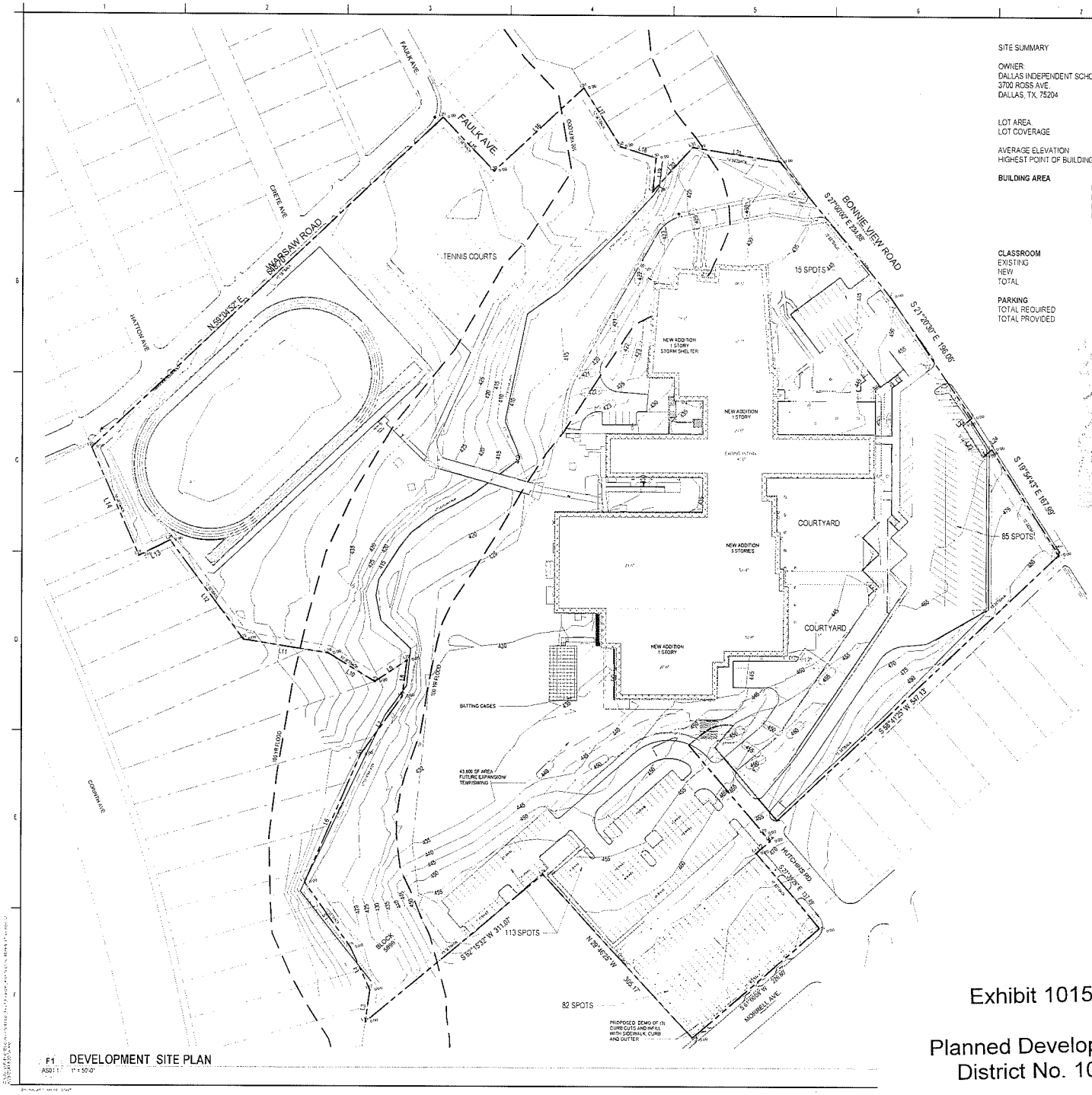


F1 DEVELOPMENT SITE PLAN
AS01.1 1" = 50'-0"

SITE SUMMARY

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVE.
DALLAS, TX. 75204

LOT AREA	20.6 ACRES
LOT COVERAGE	13.7%
AVERAGE ELEVATION	FFE = 445.0+/-
HIGHEST POINT OF BUILDING FROM AVERAGE GRADE	54 FT

BUILDING AREA

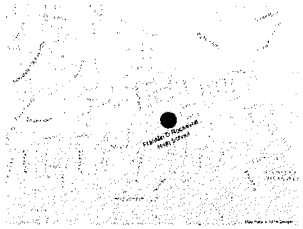
LEVEL 0	(35,725 EXIST + 14,175 NEW) =	49,900 SF
LEVEL 1	(65,824 EXIST + 54,206 NEW) =	120,030 SF
LEVEL 2	(21,500 EXIT + 13,000 NEW) =	34,500 SF
LEVEL 3	(21,500 EXIST + 13,040 NEW) =	34,540 SF
	TOTAL =	**238,970 SF**

CLASSROOM

EXISTING	30 CLASSROOMS
NEW	14 CLASSROOMS
TOTAL	44 CLASSROOMS

PARKING

TOTAL REQUIRED	264 SPOTS
TOTAL PROVIDED	300 SPOTS



VICINITY MAP
GOOGLE MAP

BOUNDARY LINE TABLE

LINE	BEARING		DISTANCE
L1	S 27°39'29"	E	13.77
L2	N 61°00'23"	E	26.00
L3	N 20°11'38"	E	44.12
L4	N 1°45'38"	W	64.05
L5	N 22°1'40"	W	106.57
L6	N 16°38'29"	E	158.77
L7	N 47°39'06"	E	98.90
L8	S 20°07'22"	W	69.02
L9	S 68°57'13"	W	33.10
L10	N 43°55'55"	W	72.89
L11	N 68°55'00"	W	115.57
L12	S 24°08'00"	E	168.65
L13	S 72°05'13"	W	48.72
L14	N 7°[illegible]"	W	138.74
L15	N 30°56'48"	W	130.00
L16	N 59°03'52"	W	130.29
L17	S 16°31'59"	E	53.82
L18	S 59°43'21"	E	50.09
L19	S 15°04'09"	W	45.31
L20	S 21°15'43"	E	90.74
L21	S 66°07'36"	E	118.83
L22	S 51°42'31"	W	153.17
L23	S 19°54'23"	E	50.55
L24	N 31°40'21"	E	10.33

TOPOGRAPHY ELEVATION LEGEND

Exhibit 1015A

Planned Development
District No. 1015

Stantec

Stantec Architecture Inc.
5717 Legacy Drive Suite 250
Plano, TX 75024-3136
Tel. (214) 473-2500 / Fax (214) 473-2501
www.stantec.com

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CIVIL ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
LANDSCAPE ARCHITECT
PACHECO KOCH CONSULTING ENGINEERS
MECHANICAL SYSTEMS
ADAE ASSOCIATES, P.L.L.C.
FOODSERVICE
JMK FOODSERVICE CONSULTING AND DESIGN
HIGHWAY ENGINEER
B&H ENGINEERS, INC.
ELECTRICAL SYSTEMS
B&H ENGINEERS, INC.
TELECOMMUNICATIONS
B&H ENGINEERS, INC.
HYDROLOGY CONSULTANT
MOYE CONSULTING

Legend

Notes

31223

Revision	No.	Date	Description
TEMPORARY REDWELD AND CONSTRUCTION	1	10/1/2019	Jay & Rosie

Issued

Permit-Seal

190812

Client/Project
Dallas ISD

Franklin D. Roosevelt High School
BP#15 ORG# 013
525 Bonnie View Rd
Dallas, TX 75203

Title
DEVELOPMENT SITE PLAN

Project No. 214000470
Scale As indicated
Revision
Drawing No. AS01.1