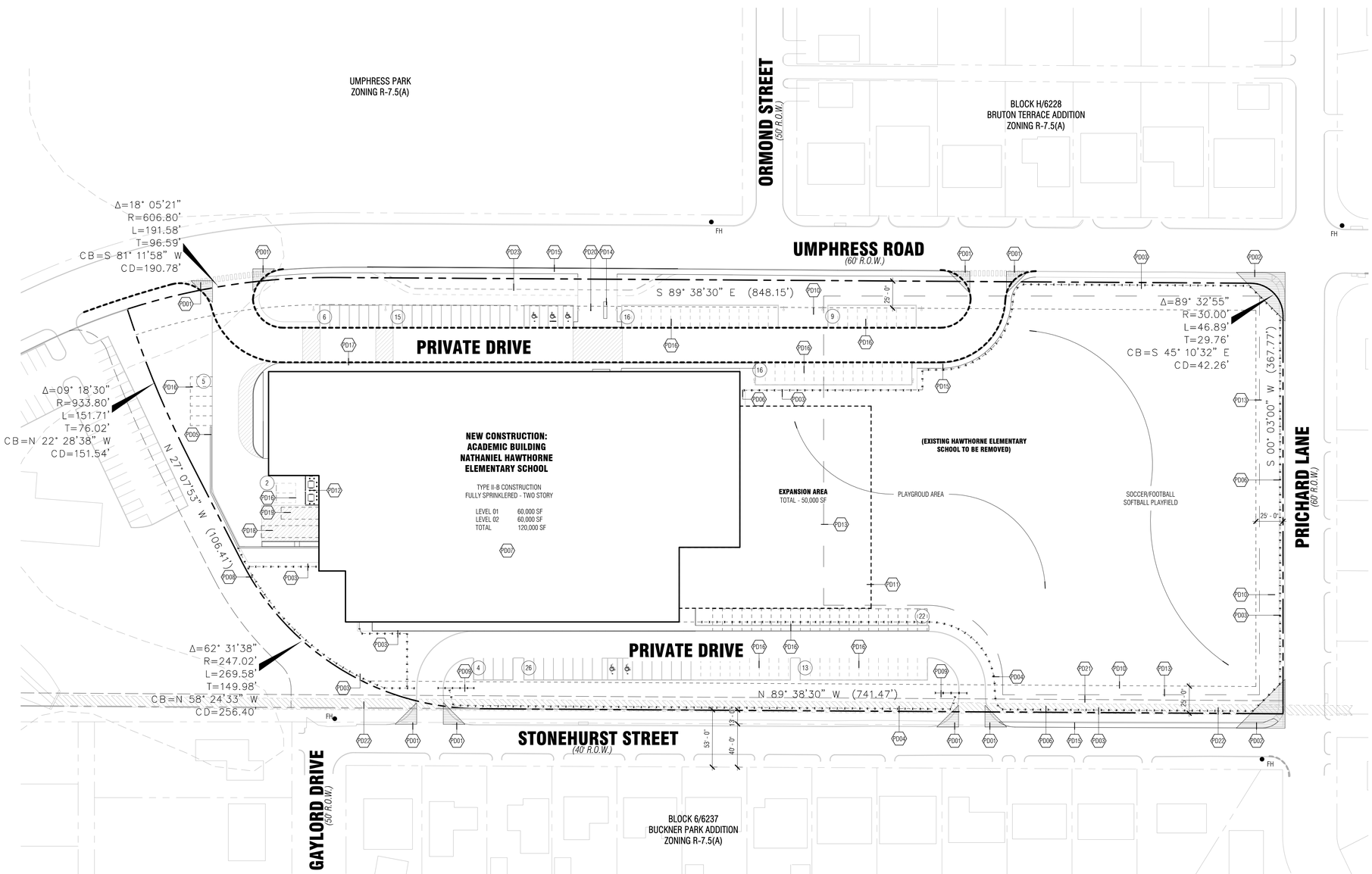
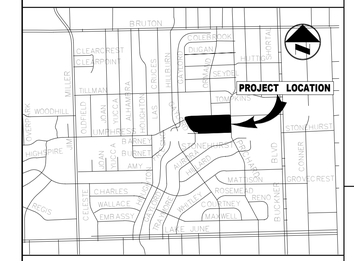


01 | DEVELOPMENT PLAN

SCALE: 1" = 50'-0"

SITE MAP



LEGEND

- PROPERTY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK
- NEW PROPOSED FIRE LANE
- PROPOSED FENCE
- (XX) EXISTING PARKING COUNT
- 20' x 20' VISIBILITY TRIANGLE
- 45' x 45' VISIBILITY TRIANGLE

DEVLOPMENT PLAN LEGEND

NATHANIEL HAWTHORNE ELEMENTARY SCHOOL

PLANNED DEVELOPMENT DISTRICT NO.
LOTS 1-9 AND PART OF LOTS 10-14, BLOCK 3/6228 BRUTON HEIGHTS

01 GENERAL INFORMATION

OWNER :	DALLAS INDEPENDENT SCHOOL DISTRICT
SITE LOCATION:	7800 UMPHRESS ROAD, DALLAS, TX 75217
GRADES SERVED:	PK3 - 5TH
EXISTING LAND USE:	R-7.5(A) SINGLE FAMILY DISTRICT WITH USE AS A PUBLIC ELEMENTARY SCHOOL

02 YARD, LOT, AND SPACE REGULATIONS

25 FT FRONT YARD REGULATIONS

03 TOTAL SITE AREA

	SF	ACRES	%
TOTAL SITE AREA	387,766	8.9	100.0%
MAXIMUM LOT COVERAGE: (25% FOR NON-RESIDENTIAL STRUCTURES)	96,942	2.3	25%
ACTUAL LOT COVERAGE TOTAL: (BUILDING FOOTPRINT ONLY)	60,000	1.4	15%

04 PARKING SUMMARY

SPACES REQUIRED FOR SCHOOL FUNCTION PER CITY OF DALLAS:2 E

- 27 CORE CLASSROOMS AT 1.5 SPACES PER CLASSROOM

REQUIRED PARKING = 41 PARKING SPACES

TOTAL FUTURE PARKING: = 107 PARKING SPACES

05 MAX. BUILDING HEIGHT

	HEIGHT	# OF STORIES
HAWTHORNE ELEMNTARY	36'-0" MAX.	2 STORY

NOTE BY NUMBERS

PD01	20FT VISIBILITY TRIANGLE
PD02	45FT VISIBILITY TRIANGLE
PD03	NEW FENCE 4FT HEIGHT
PD04	NEW PARKING FENCE 6FT HEIGHT
PD05	SOLID SCREEN WALL
PD06	PEDESTRIAN GATE ACCESS
PD07	BUILDING AREA
PD08	PROPERTY LINE
PD09	NEW 6FT HEIGHT ROLLER GATE
PD10	BUILDING SETBACK
PD11	FUTURE CLASSROOM ADDITION
PD12	DUMPSTER LOCATION/ENCLOSURE
PD13	DIAGRAMATIC PHASE LINE
PD14	NEW ELECTRONIC SIGN
PD15	SIDEWALK
PD16	FUTURE PARKING
PD17	FIRE LANE
PD18	LARGE LOADING ZONE 11'X55'
PD19	MEDIUM LOADING ZONE 11'X35'
PD20	FLAG POLE
PD21	12' DRAINAGE EASEMENT
PD22	10'X5' BOX CULVERT
PD23	FUTURE BUS LANE

TRUE NORTH

g|p

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DALLAS, TEXAS 75206
WWW.GLENN-PARTNERS.COM

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Hawthorne Elementary School

DALLAS INDEPENDENT SCHOOL DISTRICT

7800 UMPHRESS RD.
DALLAS, TX 75217

NO	REVISION	DATE

GLENN | PARTNERS PROJECT NO. 18-021

PD
DEVELOPMENT PLAN

04.22.2019

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