

**2015 BOND PROGRAM**  
**WILLIAM M. ANDERSON ELEMENTARY**  
**SCHOOL - ORG #104**  
 620 N SAINT AUGUSTINE DR  
 DALLAS, TEXAS 75217

**SITE PLAN LEGEND**

	CONCRETE PAVING REF. CIVIL		EXISTING BUILDING
	CONCRETE SIDEWALK PAVING REF. CIVIL		NEW ADDITION
	NEW CONCRETE PAVERS, REF. CIVIL		SIGNAGE
	EXISTING TREE TO BE REMOVED		LIGHT POLE
	EXISTING TREE TO REMAIN		
	NEW TREE		

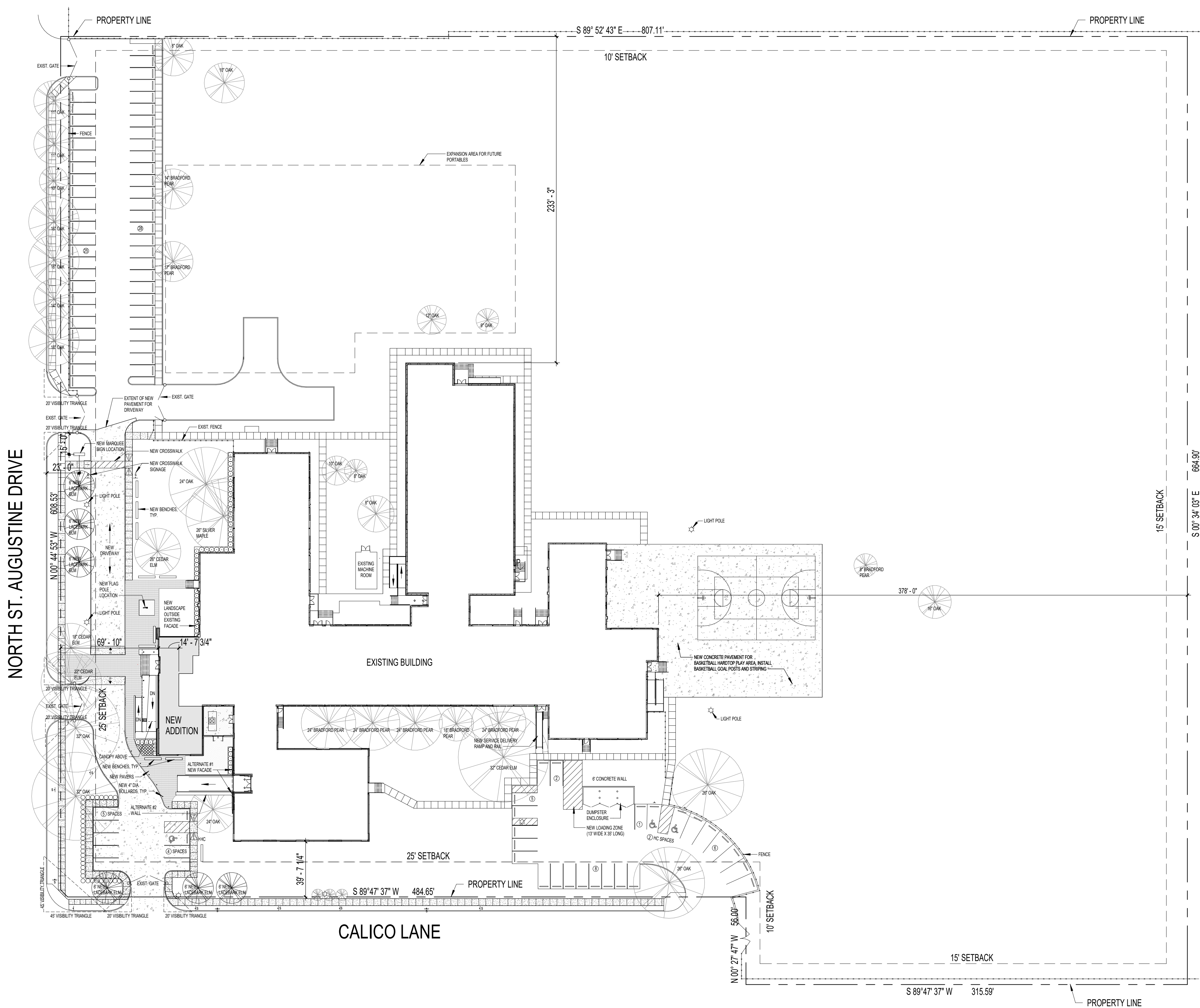
**LEGAL DESCRIPTION:**  
 STATE: TEXAS  
 COUNTY: DALLAS  
 CITY: DALLAS  
 CITY BLOCK 6672  
 LOT AREA 11.716 ACRES  
 (610,341 S.F.)

**ZONING & USE:**  
 ZONED: PD-705  
 LAND USE: EDUCATION - SCHOOL  
 EXISTING BLDG. AREA  
 GROSS EXISTING BUILDING AREA:  
 LEVEL 1: 51,946 S.F.  
 NEW CONSTRUCTION AREA  
 GROSS BUILDING AREA:  
 LEVEL 1: 2,202 S.F. NEW ADDITION  
 LEVEL 2: N/A  
 TOTAL GROUND FLOOR LOT COVERAGE  
 EXISTING BUILDING + NEW ADDITION: 54,148 S.F.  
 (10.6%)  
 ALLOWABLE LOT COVERAGE: 15% MAX.  
 SPECIAL AREA AND DESIGN STANDARDS  
 BUILDING HEIGHT:  
 MAXIMUM: 55 FT. MAX.  
 PROVIDED: 21 FT. (1 STORY: NEW ADDITION)  
 SETBACKS:  
 FRONT: 25 FT.  
 SIDE: 10 FT.

**PARKING SPACES:**  
 TOTAL EXISTING CLASSROOMS: 56  
 PARKING SPACES REQUIRED: 1.5 SPACES REQUIRED PER 1 CLASSROOM = 56 X 1.5 = 84 REQUIRED SPACES  
 1 LOADING SPACE REQUIRED  
 NEW PROVIDED: 0 SPACES  
 EXISTING SPACES: 83 SPACES  
 3 HANDICAP ACCESSIBLE SPACES  
 TOTAL: 86 SPACES

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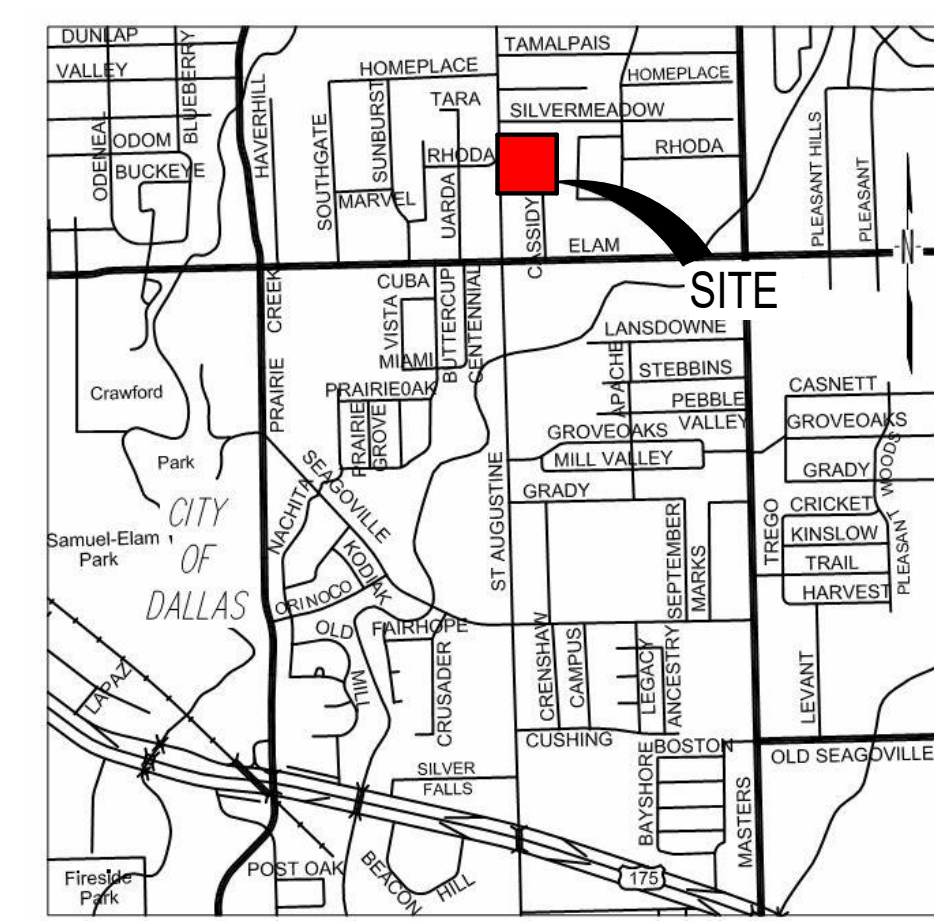
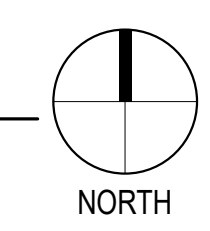
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NORTH ST. AUGUSTINE DRIVE

CALICO LANE

**1 SITE PLAN**  
 1" = 40'-0"



**VICINITY MAP**  
 SCALE: NTS

**CITY OF DALLAS CASE NUMBER: M190-038**

**gsr andrade**  
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 INTERIM REVIEW DOCUMENTS  
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Revisions:

REV.	DATE	TITLE

Date: \_\_\_\_\_

09-01-2020  
 GSRA Project No. 2772  
 Drawn By: NY  
 Checked By: WC  
 Sheet Title: PLANNING & DEVELOPMENT SITE PLAN  
 Drawing No. \_\_\_\_\_

**A1.00a**