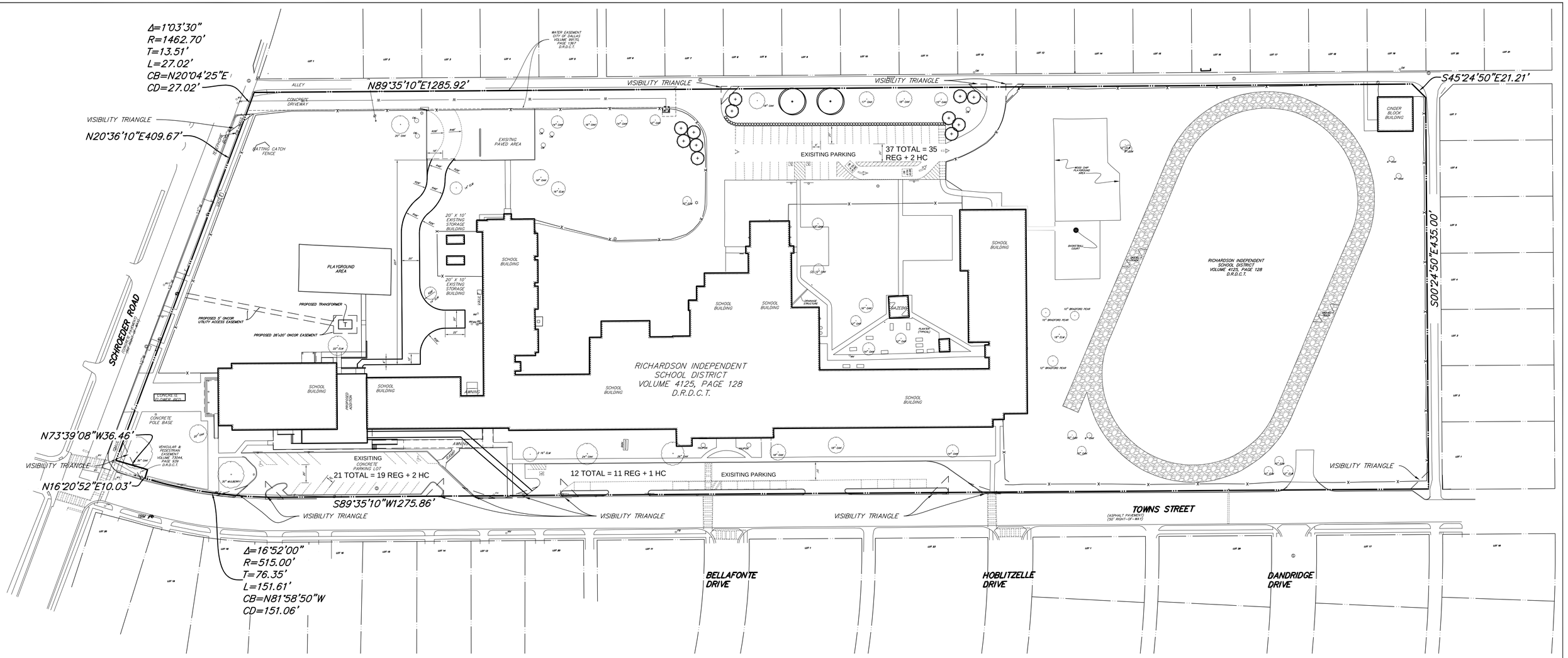


SITE SUMMARY

A. ZONING PD 551

B. LOT AREA = 14.270 ACRES

C. BUIDING SQUARE FOOTAGE:

EXISTING	= 83,849 S.F.
PROPOSED	= 2,985 S.F
FUTURE	=
GRAND TOTAL	= 86,834 S.F.
LOT COVERAGE	= 14%

D. PARKING RATIO = 1.5:1 CLASSROOM (PROVIDED)
NUMBER OF CLASSROOMS = 45

E. REQUIRED PARKING = 68

F. PARKING PROVIDED =

STANDARD	= 65 STALLS
HANDICAPPED	= 5 STALLS
TOTAL	= 70 STALLS

G. BIKE PARKING RATIO = 1:25 OFF STREET PARKING

H. REQUIRED BIKE PARKING = 3

I. BIKE PARKING PROVIDED = 15

J. BUILDING HEIGHT = 1 STORY AT 21'

OWNER: RICHARDSON INDEPENDENT SCHOOL DISTRICT
400 SOUTH GREENVILLE AVENUE
RICHARDSON, TEXAS 75081
469-593-0000

LEGEND

EXISTING TREE TO REMAIN

PROPOSED SHADE / CANOPY TREE (3" CALIPER MIN.):

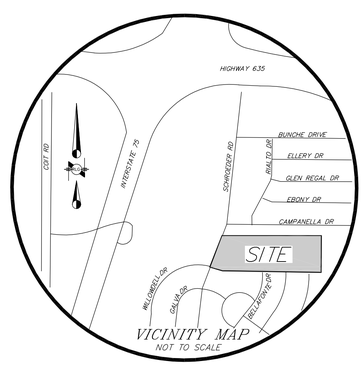
- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LACEBARK ELM / *ULMUS PARVIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*
- BALD CYPRESS / *TAXODIUM DISTICHUM*

PROPOSED SMALL / ORNAMENTAL TREE (2" CALIPER MIN.):

- DESERT WILLOW / *CHILOPSIS LINEARIS*
- RED BUD / CERCIS CANADENSIS OR RENIFORMIS
- CRAPE MYRTLE / LAGERSTROEMIA INDICA
- EVE'S NECKLACE / *SOPHORA AFFINIS*
- *POSSOMHAW / ILEX DECIDUA*
- YAUPON HOLLY / *ILEX VOMITORIA*
- BLACKHAW VIBURNUM / *VIBURNUM RUFIDULUM*

SCREENING SHRUB BED (MIN. 5 GALLON, SPACING 3-6 FT. O.C. DEPENDING ON SPECIES):

- INDIAN HAWTHORN / *RAPHIOLEPIS SPP.*
- TEXAS SAGE / *LEUCOPHYLLUM FRUTESCENS*
- HOLLY / *ILEX SPP.*
- WAX MYRTLE / *MYRICA CERIFERA OR PUSILLA*
- VIBURNUM / *VIBURNUM SPP.*



LEGEND

———	*PROPOSED CURB*
– – – – – –	*LIMITS OF PAVEMENT SAWCUT*
–X–X–X–X–	FENCE

0 25 50 100
(FEET)
1 inch = 50 ft.

M234-008 PLANNED DEVELOPMENT DISTRICT NO.551

HKS INC.
350 NORTH ST. PAUL STREET STE 100, DALLAS TX 75201

PD 551 EXHIBIT A

HAMILTON PARK CONNECTOR

8301 TOWNS ST, DALLAS, TX 75243

DEVELOPMENT PLAN

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
HKS	HKS				