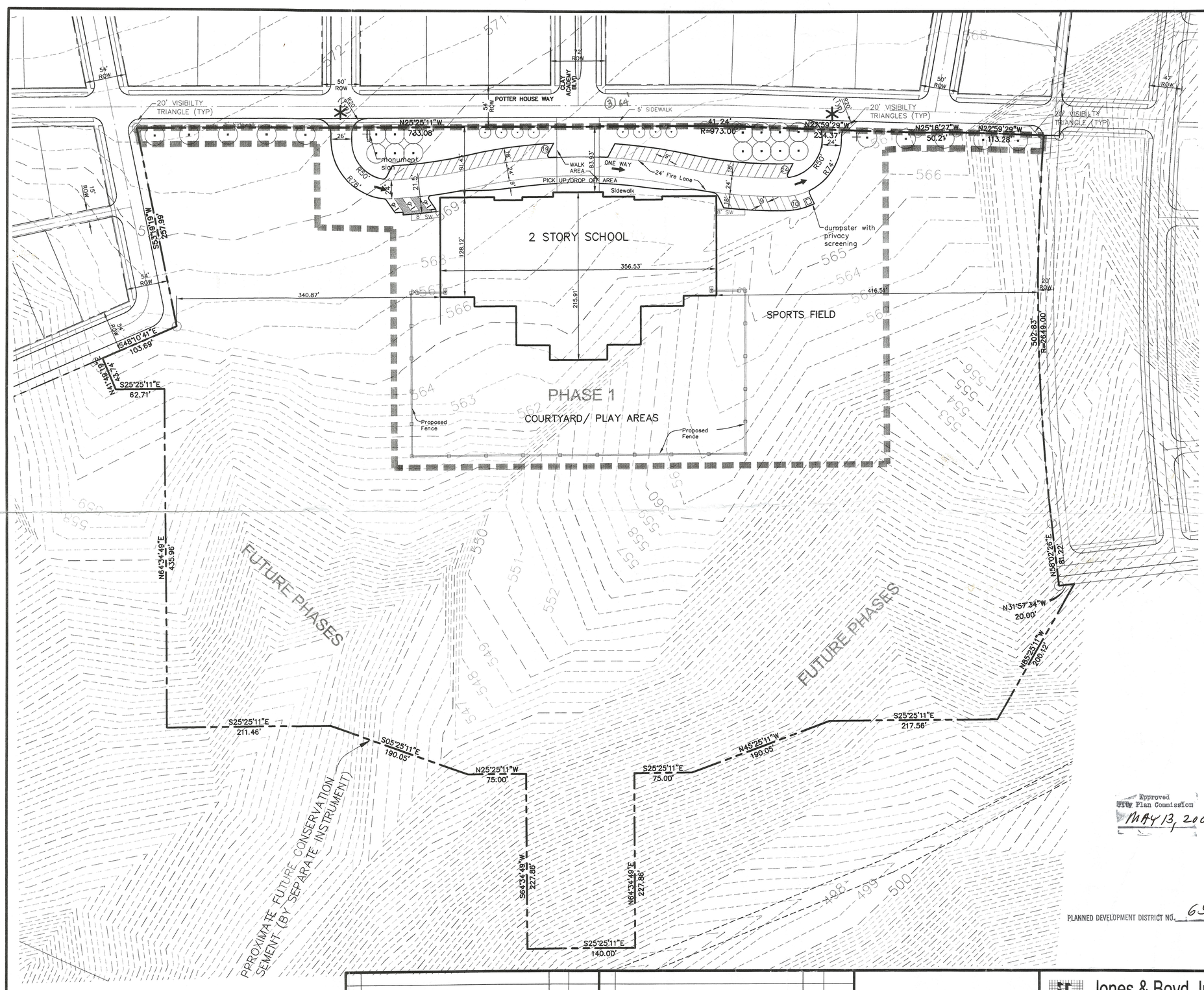
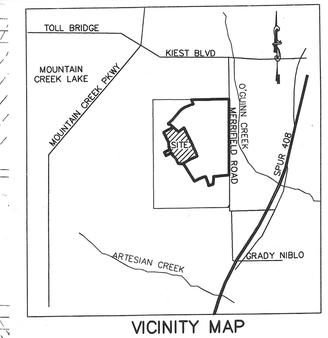
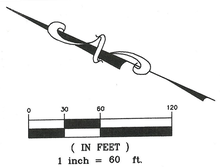




VICINITY MAP
(N.T.S.)
MAPSCO 61B



✱ INGRESS/ENGRESS POINT

SITE TREE REQUIREMENTS
Clay Academy Site - Subdistrict 6

SITE TREES: 1 TREE (3" CAL. MIN.) REQUIRED PER 4,000 SQUARE FEET OF LOT AREA (Required by Article X of the Dallas Development Code, VIII, Ch. 51A Part II)

PARKING LOT TREES: 1 TREE (3" CAL. MIN.) REQUIRED PER 135 PARKING SPACES (Required by PD 545, Sec. 51P-655.122. Landscaping)

STREETSCAPE TREES: 1 TREE (3" CAL. MIN.) REQUIRED FOR EVERY 50 LINEAR FEET OF STREET FRONTAGE (Required by PD 545, Sec. 51P-655.117. Streetscape Type Standards, (e) Commercial Street)

PRESERVED TREE CREDITS: Reference Article X of the Dallas Development Code, VIII, Ch. 51A Part II for number of credits awarded per preserved tree.

640 + 320 = 960
125,000 + 192,000 = 317,000
2,000 + 30 = 2,030
6,000
110 + 92 = 202
9,900
220 + 20 = 240
9,900
≈ 5.6 Acres
204,800
4,400
9,900
6,000
225,100
7,300
(13,530) 225,100
217,880
207,800
.56
(1,000) 225,100
20,000
25,180
24,000
1,100
7,300
5.6

CLAY ACADEMY SITE
PD 655- Dated June 25 2003

DEVELOPMENT SUMMARY	Allowed	Existing	Proposed	To Date
Density (units)	1300	0	0	0
Floor Area (SF)	No Maximum	0	117,310	117,310
Lot Coverage	100%	0%	9.7%	9.7%
No of Stories	6		2	
Structure Height (FT)	75		75	

MINIMUM BUILDING SETBACKS	
Side Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Front Yard	No Minimum

PARKING SUMMARY	Spaces Required per Classroom	No. of Classrooms	Required	Provided
Elementary Class	1.5	13	20	
Junior/Middle Class	3.5	10	35	
Total			*55*	*56*
Handicap Parking			*3*	*3*

IMPERVIOUS COVER SUMMARY			
Site Area	938,176.00	SF	
Building Area	58,655.00	SF	
Drive/ Parking/Walks	32,000.00	SF	
TOTAL	90,655.00	SF	9.663%

Approved
City Plan Commission
MAY 13, 2004

CAPELLA PARK
SUMMARY OF OVERALL DEVELOPMENT DENSITY
PD 655- Dated June 25 2003

4/28/2004

SUBDISTRICT	DESCRIPTION	DENSITY (Units) Allowed	Existing (Phase 1&2)	Proposed (School Site)	To Date
1	Rural Preserve	Residential uses not allowed			0 Units
2	Rural Reserve	Residential uses not allowed			0 Units
3-6	Suburban, General Urban, Urban Center, Urban Core	1300 units for entire district 400 max multifamily	438	0 0	438 Units 0 Units

PLANNED DEVELOPMENT DISTRICT NO. 655

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

Jones & Boyd, Inc.
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248
Tel: 972-248-7676
Fax: 972-248-1414
▪ Engineering ▪ Planning ▪ Landscape Architecture ▪ Surveying

DEVELOPMENT PLAN
21.537 ACRES
CLAY ACADEMY
City of Dallas, Dallas County, Texas

PROJECT NO. SHW001
SHEET NO. 1

Plot Info: Drawing: H:\projects\SHW001\dwg\EXHIB-SHW001-LAYOUT.dwg Plotted by: MEG Plot date: 4/28/04 5:16 pm Plot time: 5:16 pm
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