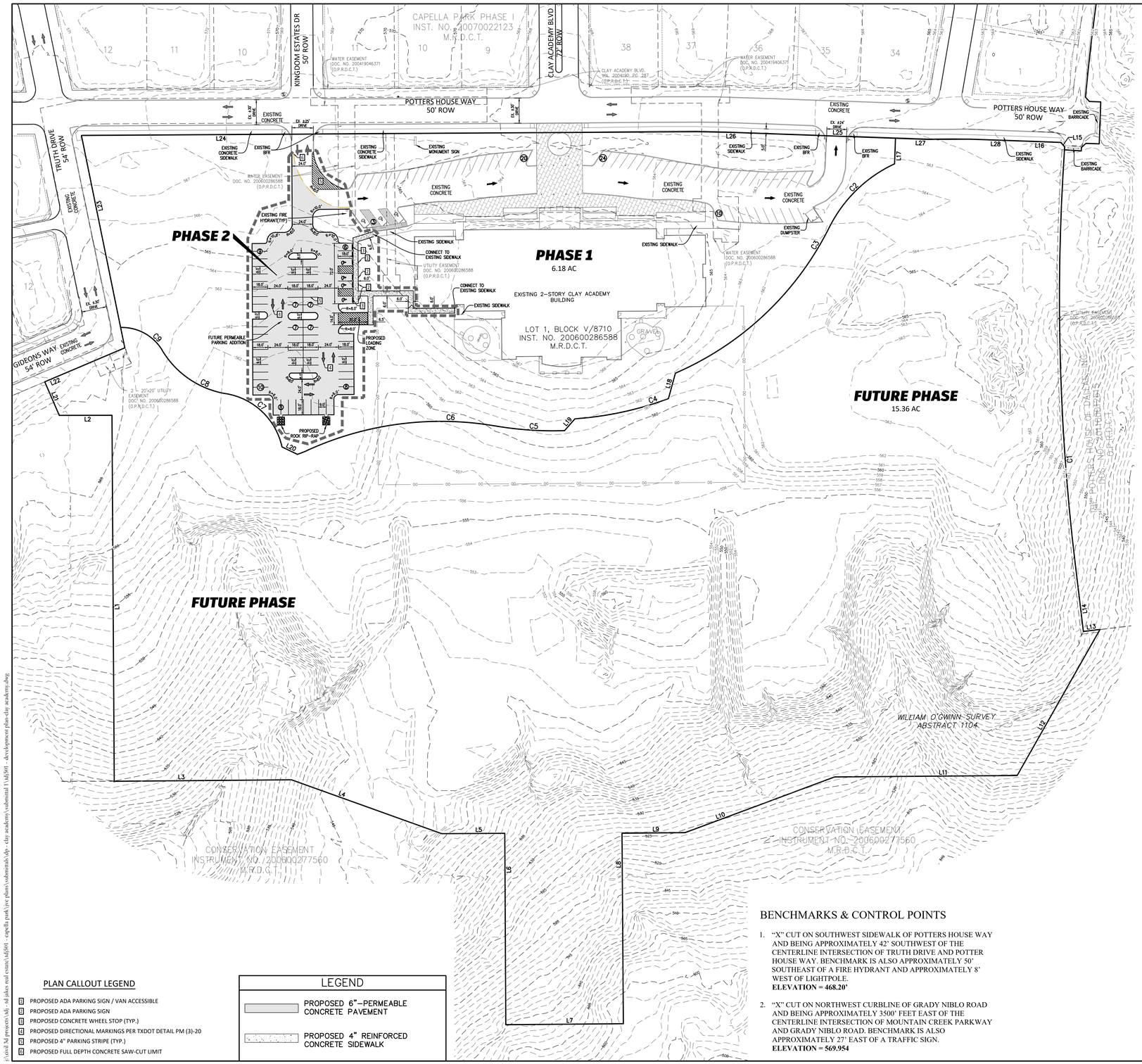
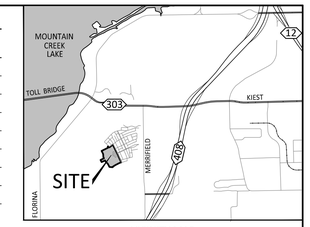


Line Table

Line	Length	Direction
L1	436.12	S64° 00' 56"W
L2	62.79	S25° 43' 18"E
L3	211.19	S26° 06' 51"E
L4	190.08	S5° 54' 18"E
L5	75.21	S25° 55' 04"E
L6	228.04	S64° 03' 34"W
L7	140.04	S26° 05' 55"E
L8	227.02	N63° 57' 46"E
L9	75.22	S26° 10' 56"E
L10	190.05	S46° 04' 52"E
L11	217.56	S26° 04' 52"E
L12	200.12	S86° 04' 52"E
L13	20.00	N32° 28' 25"W
L14	81.22	N57° 32' 06"E
L15	6.95	N22° 23' 17"E
L16	108.47	N23° 34' 46"W
L17	30.62	S66° 26' 14"W
L18	31.41	S79° 42' 26"W
L19	18.75	N74° 34' 52"W
L20	20.34	N0° 04' 15"E
L21	43.62	S40° 58' 19"W
L22	103.58	N48° 37' 19"W
L23	233.61	S52° 49' 28"W
L24	732.89	N25° 59' 32"W
L25	195.95	N23° 33' 46"W
L26	41.24	N24° 31' 23"W
L27	38.40	N23° 33' 46"W
L28	108.47	N23° 34' 46"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	497.79	2649.05	010°46'00"	497.06	S62° 55' 06"W
C2	110.44	164.00	038°35'02"	108.36	N69° 52' 39"W
C3	257.97	368.00	040°09'54"	252.72	S69° 05' 12"E
C4	114.42	393.00	016°40'54"	114.02	S37° 47' 54"E
C5	82.86	406.50	011°40'42"	82.71	S21° 45' 13"E
C6	228.89	383.50	034°11'46"	225.50	N33° 00' 45"W
C7	97.78	82.00	068°19'27"	92.09	N17° 53' 14"E
C8	94.65	109.00	049°45'05"	91.70	S08° 36' 03"W
C9	59.35	56.00	060°43'34"	56.61	N03° 06' 48"E



VICINITY MAP
NOT TO SCALE

CAUTION! EXISTING UTILITIES

EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES.

DEVELOPMENT STANDARDS FOR PD-655 SUBDISTRICT 6		
LOT:		
	Lot Coverage	100% Max
	FAR	No Max
SETBACK:		
	Building Front	0' min *
	Building Side	0' min
	Building Rear	0' min
	Outbuilding Rear	0' min +

MAXIMUM NUMBER OF DWELLING UNITS IS 1,300 DWELLING UNITS, OF WHICH A MAXIMUM OF 400 MAY BE MULTIFAMILY. THIS DENSITY IS EXCLUSIVE OF OTHER PERMITTED RESIDENTIAL USES.

*** (Front Loaded Garages:Minimum 18' behind front parking line) Arcades, unscreened porches, stoops, bay windows and balconies may encroach up to 10' into front setbacks.**

**** + Garage doors facing lanes (LA15-12) must be setback at least 3' from ROW**

CAPELLA PARK - SUMMARY OF OVERALL DEVELOPMEN - PD 655

SUBDISTRICT	PER PD 655	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	URBAN, URBAN CENTER, URBAN CORE	1300 UNITS FOR ENTIRE DISTRICT	438	0	438	UNITS
		400 MAX MULTIFAMILY		0	0	UNITS

SITE DATA TABLE - CLAY ACADEMY PARKING ADDITION

LOT SIZE (AC)	21.54	
NO. OF ELEMENTARY CLASS	13	
NO. OF JUNIOR/ MIDDLE CLASS	10	
PARKING REQUIREMENTS	1.5 PER ELEMENTARY CLASS ROOM & 3.5 PER JUNIOR/MIDDLE CLASS ROOM	
PARKING CLACULATIONS	**CURRENT**	**PROPOSED**
TOTAL PARKING REQUIRED	55	55
TOTAL PARKING PROVIDED	57	126
TOTAL ADA PARKING REQUIRED	3	5
TOTAL ADA PARKING PROVIDED	3	7

PLAN CALLOUT LEGEND

1. PROPOSED ADA PARKING SIGN / VAN ACCESSIBLE
2. PROPOSED ADA PARKING SIGN
3. PROPOSED CONCRETE WHEEL STOP (TYP.)
4. PROPOSED DIRECTIONAL MARKINGS PER TXDOT DETAIL PM (3)-20
5. PROPOSED 4" PARKING STRIPE (TYP.)
6. PROPOSED FULL DEPTH CONCRETE SAW-CUT LIMIT

LEGEND

- PROPOSED 6"-PERMEABLE CONCRETE PAVEMENT
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK

BENCHMARKS & CONTROL POINTS

1. "X" CUT ON SOUTHWEST SIDEWALK OF POTTERS HOUSE WAY AND BEING APPROXIMATELY 42' SOUTHWEST OF THE CENTERLINE INTERSECTION OF TRUTH DRIVE AND POTTER HOUSE WAY. BENCHMARK IS ALSO APPROXIMATELY 50' SOUTHEAST OF A FIRE HYDRANT AND APPROXIMATELY 8' WEST OF LIGHTPOLE.
   ELEVATION = 468.20'
2. "X" CUT ON NORTHWEST CURBLINE OF GRADY NIBLO ROAD AND BEING APPROXIMATELY 3500' FEET EAST OF THE CENTERLINE INTERSECTION OF MOUNTAIN CREEK PARKWAY AND GRADY NIBLO ROAD. BENCHMARK IS ALSO APPROXIMATELY 27' EAST OF A TRAFFIC SIGN.
   ELEVATION = 569.954

Owner:
Clay Academy, INC.
6777 W. Kiest Blvd.
Dallas, Texas 75236
Frank M Dyer,II
972-322-5953

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Deep Sapkota, P.E.
972-201-3100

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

60 30 0 60
SCALE 1" = 60'

STATE OF TEXAS
CLAUDIO SEGOVIA, JR.
132925
LICENSED
PROFESSIONAL ENGINEER
05/12/2025

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11960 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.	
	N/A		

DEVELOPMENT PLAN

M245-011 (SAS)

CLAY ACADEMY PARKING ADDITION

DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TX

REVIEWED	DRAWN	DATE	FILE	NUMBER	SHEET
JVC	JVC	05 2025			DP

CLAY ACADEMY PARKING ADDITION - DEVELOPMENT PLAN

j:\civil 3d projects\tdj - td jakes real estate\td501 - capella park\ive plans\submittals\dp - clay academy\submittal 1\td501 - development plan-clay academy.dwg