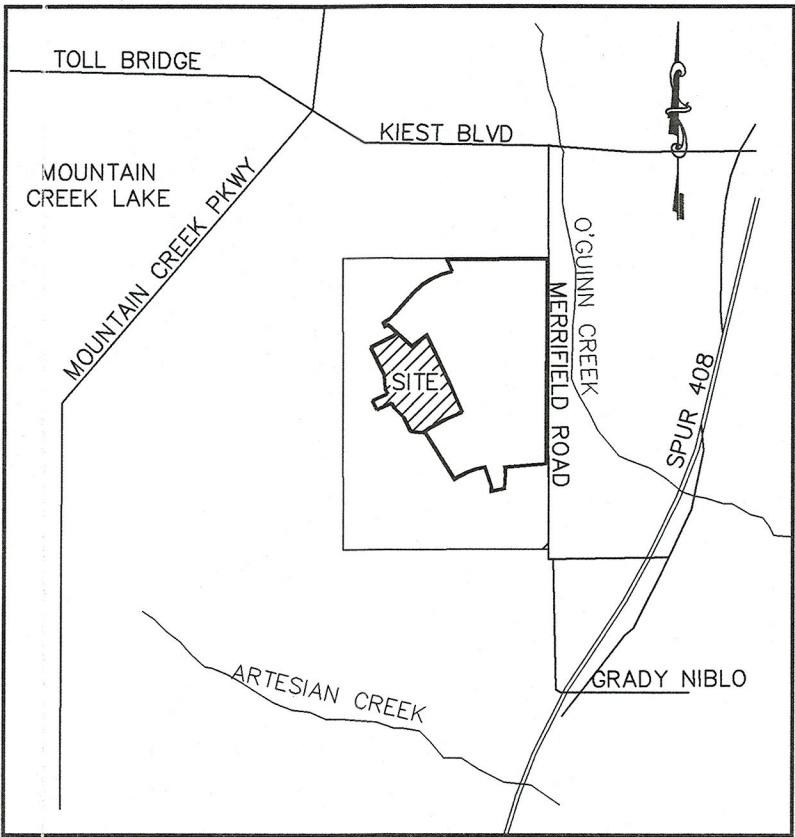
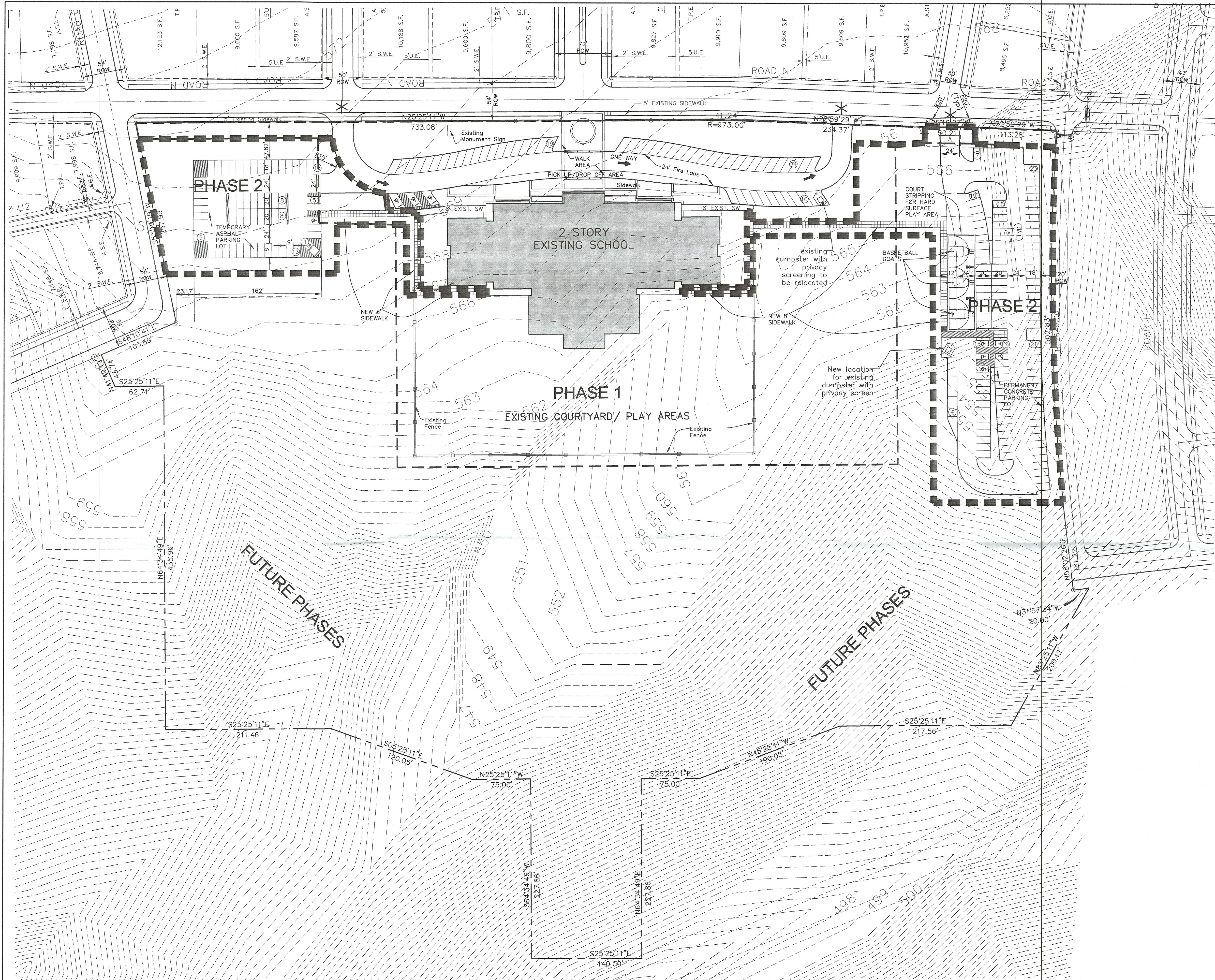
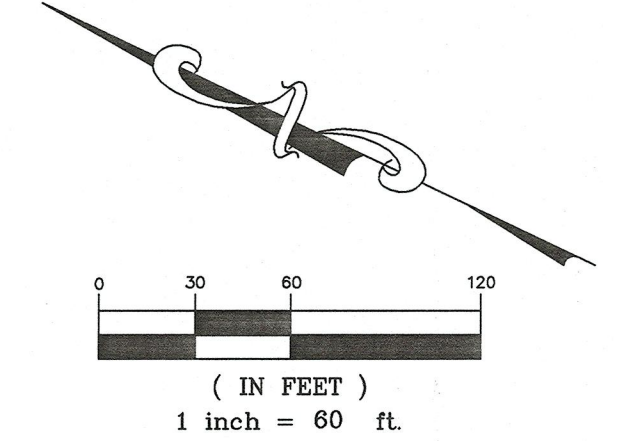




VICINITY MAP  
(N.T.S.)  
MAPSCO 618



\* INGRESS/EGRESS 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.

**CLAY ACADEMY SITE**  
PD 655-Dated June 25 2003

| DEVELOPMENT SUMMARY PHASE 2 |            |          |          |         |
|-----------------------------|------------|----------|----------|---------|
|                             | Allowed    | Existing | Proposed | To Date |
| Density (units)             | 1300       | 0        | 0        | 0       |
| Floor Area (SF)             | No Maximum | 44,300   | 0        | 44,300  |
| Lot Coverage                | 100%       | 8.1%     | 8.6%     | 16.7%   |
| No. of Stories              | 6          | 2        | 0        |         |
| Structure Height (FT)       | 75         | 75       | 0        |         |

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

| PARKING SUMMARY FOR PHASE 1 AND PHASE 2 |                               |                   |           |            |
|-----------------------------------------|-------------------------------|-------------------|-----------|------------|
|                                         | Spaces Required per Classroom | No. of Classrooms | Required  | Provided   |
| Elementary Class                        | 1.5                           | 13                | 20        |            |
| Junior/Middle Class                     | 3.5                           | 10                | 35        |            |
| <b>Total</b>                            |                               |                   | <b>55</b> | <b>238</b> |
| Handicap Parking                        |                               |                   | 7         | 9          |

| IMPERVIOUS SUMMARY FOR PHASE 1 AND PHASE 2 |                      |
|--------------------------------------------|----------------------|
| Site Area                                  | 938,176.00 SF        |
| Building Area                              | 44,300.00 SF         |
| Drive/ Parking/ Walks                      | 112,400.00 SF        |
| <b>TOTAL</b>                               | <b>156,700.00 SF</b> |
|                                            | 16.7%                |

APPROVED BY CITY OF DALLAS, TEXAS  
IF ACCORDANCE WITH THE PROVISIONS OF SECTION 51A.472 OF THE DALLAS DEVELOPMENT CODE  
DATE: 11/22/11  
PLANNED DEVELOPMENT DISTRICT NO. 10  
FILE NO. 2012-241(25)

**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                      | 438 Units |
|             |                                                   |                                                    |                      | 0                      | 0 Units   |

| NO. | REVISIONS DURING CONSTRUCTION | BY | DATE | NO. | REVISIONS DURING PLAN REVIEW | BY | DATE |
|-----|-------------------------------|----|------|-----|------------------------------|----|------|
|     |                               |    |      |     |                              |    |      |
|     |                               |    |      |     |                              |    |      |
|     |                               |    |      |     |                              |    |      |
|     |                               |    |      |     |                              |    |      |

**SHW Group, LLP**  
Architects + Engineers + Planners  
4000 McEwen Road North  
Dallas, TX 75344-5016  
Tel. (972)701-0700  
Fax (972)701-0799

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

PROJECT NO. SHW002  
SHEET NO. 1