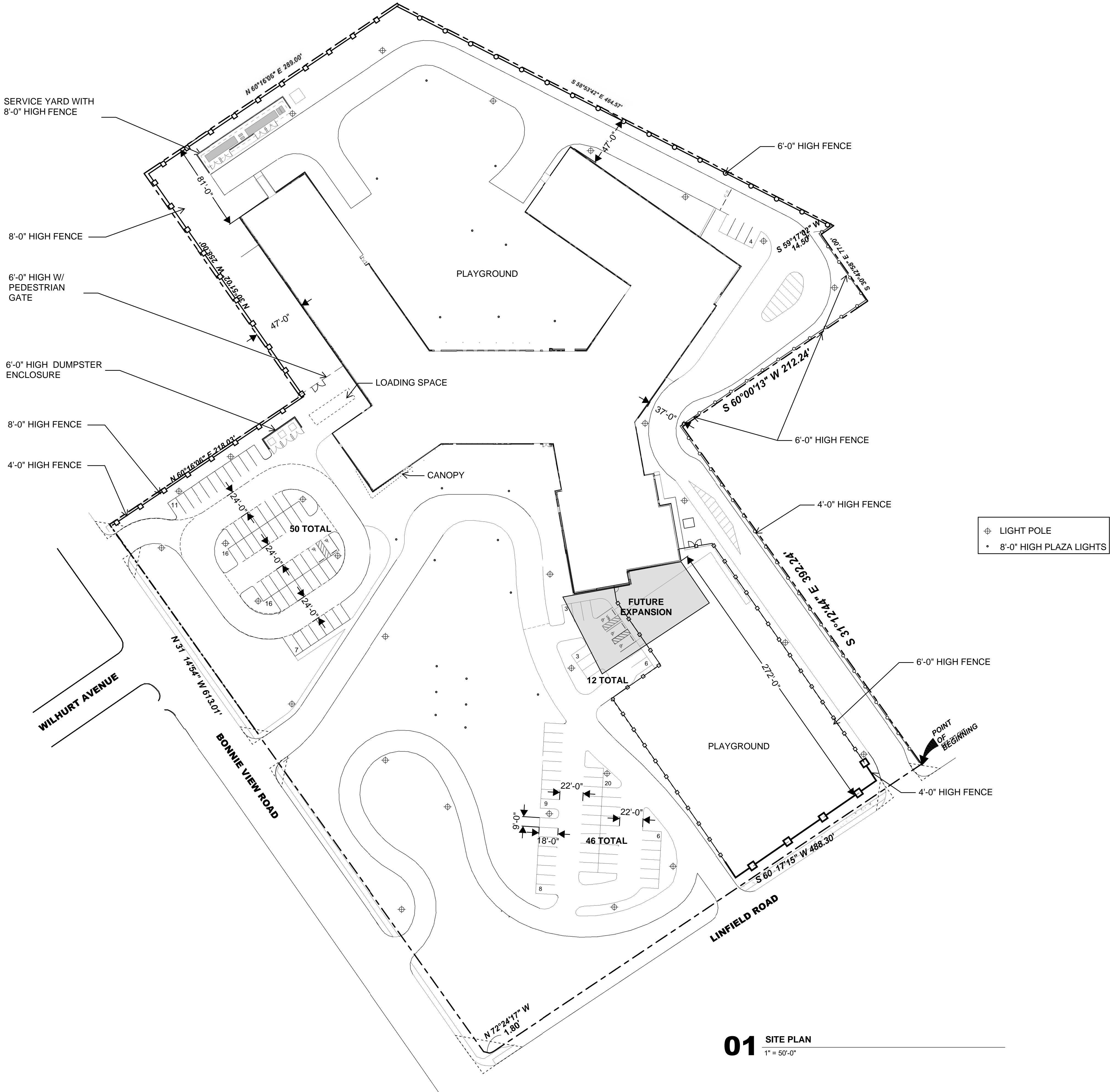


Staff comments:

1. ADD THE FOLLOWING TO THE DATA TABLE:
-> NUMBER OF LOADING SPACES REQUIRED
-> PARKING RATIO
-> NOTE INDICATING LOCATION OF BICYCLE PARKING SPACES TO BE DETERMINED AT PERMITTING.
2. TABLE HAS INCORRECT DATA.
-> CONFIRM THE MATH AND CORRECT THE DATA.
3. SHOW SIDEWALK/BUFFER FULL LENGTH OF ALL STREET FRONTAGES AND ADD NOTE:
"MINIMUM 6'-0" WIDE SIDEWALK w/ MINIMUM 5'-0" WIDE BUFFER MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF ALL STREET FRONTAGES, TYP."
- "NOTE: 5'-0" WIDE SIDEWALK IS MINIMUM REQUIRED FOR ADA COMPLIANCE; HOWEVER, STAFF RECOMMENDS MINIMUM 6'-0" WIDE SIDEWALKS AT SCHOOLS. OTHER PEDESTRIAN AMENITIES SUCH AS BENCHES, TRASH CANS, AND PEDESTRIAN SCALE LIGHTING ARE RECOMMENDED AT REGULAR INTERVALS ALONG STREET FRONTAGES, HOWEVER, THESE ITEMS ARE NOT CURRENTLY REQUIRED BY CODE.
4. SHOW VISIBILITY TRIANGLES AT ALL POINTS OF INGRESS/EGRESS, AND REVISE PLAN TO REMOVE VISIBILITY OBSTRUCTIONS.
5. EXTEND THROAT OF DRIVEWAY ON LINFIELD TO AVOID ABRUPT TURN SINCE DESIGN DOES NOT PHYSICALLY DISCOURAGE WRONG WAY TURNS.
-> TMP DOES NOT SHOW THIS DRIVEWAY AS ONE-WAY OPERATIONS. NOT APPROVABLE AT PERMITTING AS CURRENTLY PROPOSED.
6. ADD PAVED PEDESTRIAN PATH ALONG CIRCUITOUS DRIVEWAYS AND/OR PEDESTRIAN ROUTES THROUGH THE CAMPUS FROM ALL ACCESS POINTS.
-> TMP DOES NOT SHOW ANY PEDESTRIAN RESTRICTIONS. AS CURRENTLY PROPOSED, THE DESIGN WILL NOT DISCOURAGE ACCESS TO PEDESTRIANS BUT WILL CREATE UNSAFE CONDITIONS FOR STUDENTS INSTEAD. NOT APPROVABLE AT PERMITTING AS CURRENTLY PROPOSED.
7. REVISE INTERNAL CONNECTION w/PERPENDICULAR INTERSECTION PER ENGINEERING/TRAFFIC STAFF COMMENTS.
-> SEE STAFF COMMENTS UNDER NOTE 6 ABOVE.
8. ENSURE THAT SITE PLAN AND TMP ARE CONSISTENT BEFORE SUBMITTING REVISIONS.
9. BECAUSE THE PROPERTY HAS AN APPROVED PRELIMINARY PLAT WHICH WILL BE RELIED UPON TO ESTABLISH A BUILDING SITE FOR CONSTRUCTION OF THE REPLACEMENT SCHOOL, PROPERTY LINES MUST BE SHOWN PER THE APPROVED PRELIMINARY PLAT, ADJUSTED PER CPC APPROVAL CONDITIONS.
-> SITE PLAN IS NOT APPROVABLE AS SHOWN. REVISION REQUIRED.
-> ADJUST PROPERTY LINE LOCATIONS AND DIMENSIONS PER CPC APPROVAL CONDITIONS 15 & 16 IF DEDICATIONS WILL BE FEE SIMPLE.
-> IF DEDICATIONS WILL BE VIA STREET EASEMENT, SHOW STREET EASEMENT LINES.
-> ENSURE THAT PROPOSED DESIGN MEETS SETBACK REQUIREMENTS TAKEN FROM NEW PROPERTY LINES OR FROM STREET EASEMENT LINES, AS APPLICABLE.

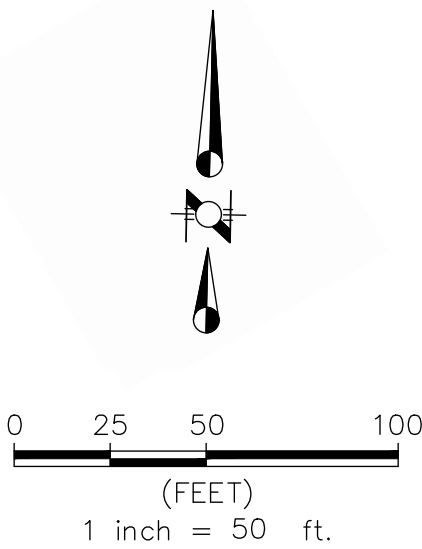
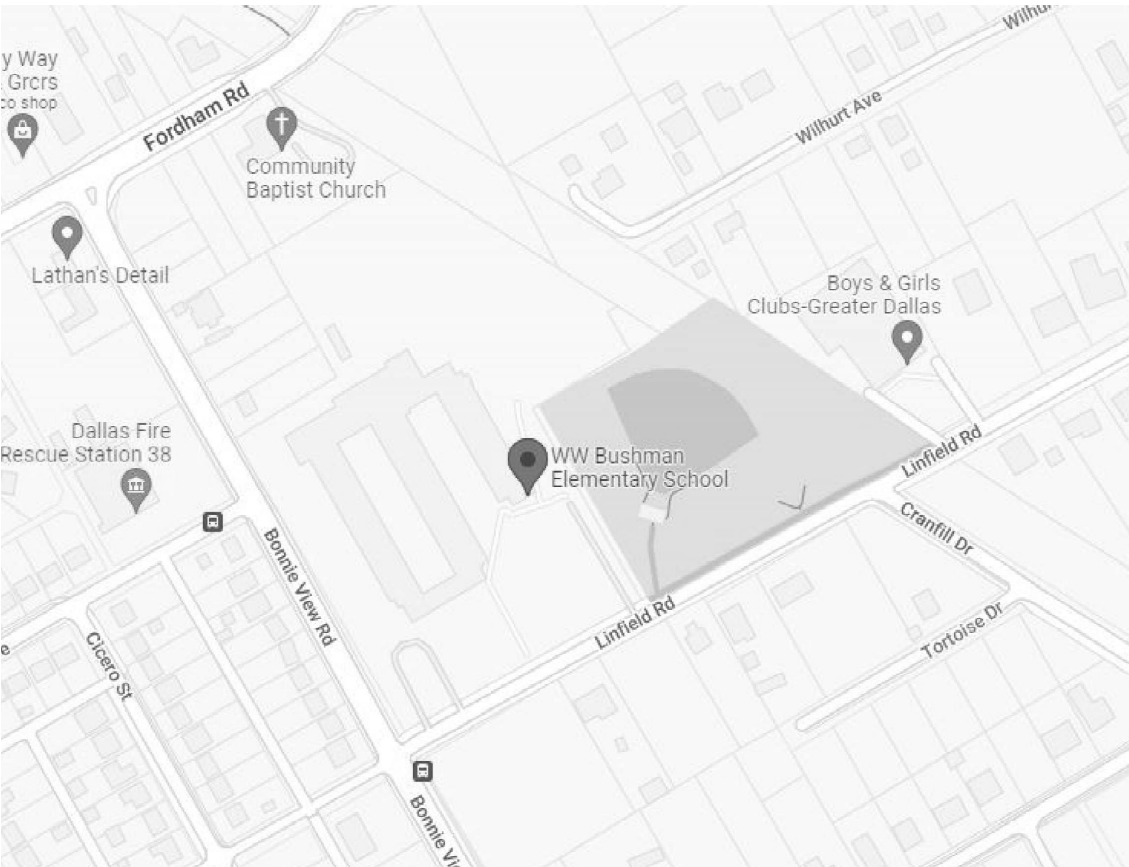


01 SITE PLAN
1" = 50'-0"

SITE DATA SUMMARY TABLE

LOT AREA	10.15 ACRES ?
ZONING	R-5(A)
FOOTPRINT	102,500 SF ?
LOT COVERAGE	24% ?
PARKING	REQUIRED = 71 ? PROVIDED = 117 ?
BICYLCE PARKING	REQUIRED = 5 ? PROVIDED = 6 ?

VICINITY MAP - NOT TO SCALE



DISD - ALBERT C. BLACK ELEMENTARY SCHOOL

DISD - W.W. BUSHMAN REPLACEMENT ELEMENTARY SCHOOL

ZONING CASE # Z 212-271

09.26.2022

HKS

SCALE : 1" = 50'-0"