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-- 1/32 is not an acceptable scale for a site plan

-- drawing is not to the stated scale (ex: setback called out as 10' measures to 11')

-- setback at Drury is 25' due to continuity with the adjacent lot (Drury is a front yard for the Atwell/Bedford lot)

DRURY DRIVE

-- proposed improvements may not encroach into 25' setback at Drury (existing improvements become nonconforming)

-- it appears that all parking within front yards is existing, so no issue as long as these are not reconfigured in any way

-- have property lines been vetted against preliminary plat/plat conditions for both of these sites?
- 
- ALL SITE FEATURES ARE EXISTING TO REMAIN. THE ONLY MODIFICATIONS TO THIS SITE ARE THE ADMIN ADDITION AT THE NORTH SIDE OF THE EXISTING STRUCTURE AND THE ENTRY PLAZA ENTERING THE NEW ADDITION.
- 
- 
- LEGEND

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PROPERTY LINE

EXISTING UTILITY EASEMENT

BUILDING SETBACK

PARKING COUNT

20' x 20' VISIBILITY TRIANGLE

45' x 45' VISIBILITY TRIANGLE

SITE PLAN LEGEND

ADELLE TURNER ELEMENTARY SCHOOL

GENERAL INFORMATION

OWNER:

SITE LOCATION:

GRADES SERVED:

EXISTING LAND USE:

ZONING

BUILDING FOOTPRINT

DALLAS INDEPENDENT SCHOOL DISTRICT

5505 S. POLK STREET, DALLAS, TX 75232

PK3 - 5TH

R-7.5(A) SINGLE FAMILY DISTRICT WITH USE AS A PUBLIC ELEMENTARY SCHOOL

R7.5 (A)

LOT COVERAGE

BUILDING COVERAGE EXISTING:

BUILDING COVERAGE PROPOSED:

EXISTING SITE AREA

41,729 - 17.0%

46,674 - 18.9%

244,988SQ/FT

PARKING SUMMARY

SPACES REQUIRED FOR SCHOOL FUNCTION PER CITY OF DALLAS:

• 31 CORE CLASSROOMS AT 1.5 SPACES PER CLASSROOM

REQUIRED PARKING

TOTAL EXISTING PARKING:

= 47 PARKING SPACES

= 79 PARKING SPACES

BICYCLE PARKING

2 REQUIRED

LOCATION TBD AT TIME OF PERMITTING

TOTAL SITE AREA

TOTAL SITE AREA

SF

ACRES

%

244,988

5.624

100.0%

(BASED ON FINAL PLAT)

LANDSCAPE DESIGN WILL MEET ARTICLE X

ADELLE TURNER ELEMENTARY SCHOOL #219

DALLAS INDEPENDENT SCHOOL DISTRICT

5505 S POLK STREET

DALLAS, TX 75232

NO	REVISION	DATE

GLENN|PARTNERS PROJECT NO. 21-010

A1  
SITE PLAN

CONSTRUCTION DOCUMENTS  
10.13.2022

01 SITE PLAN

SCALE: 1/32" = 1'-0"

10/26/2023 10:06:46 AM  
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