







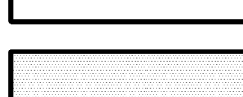

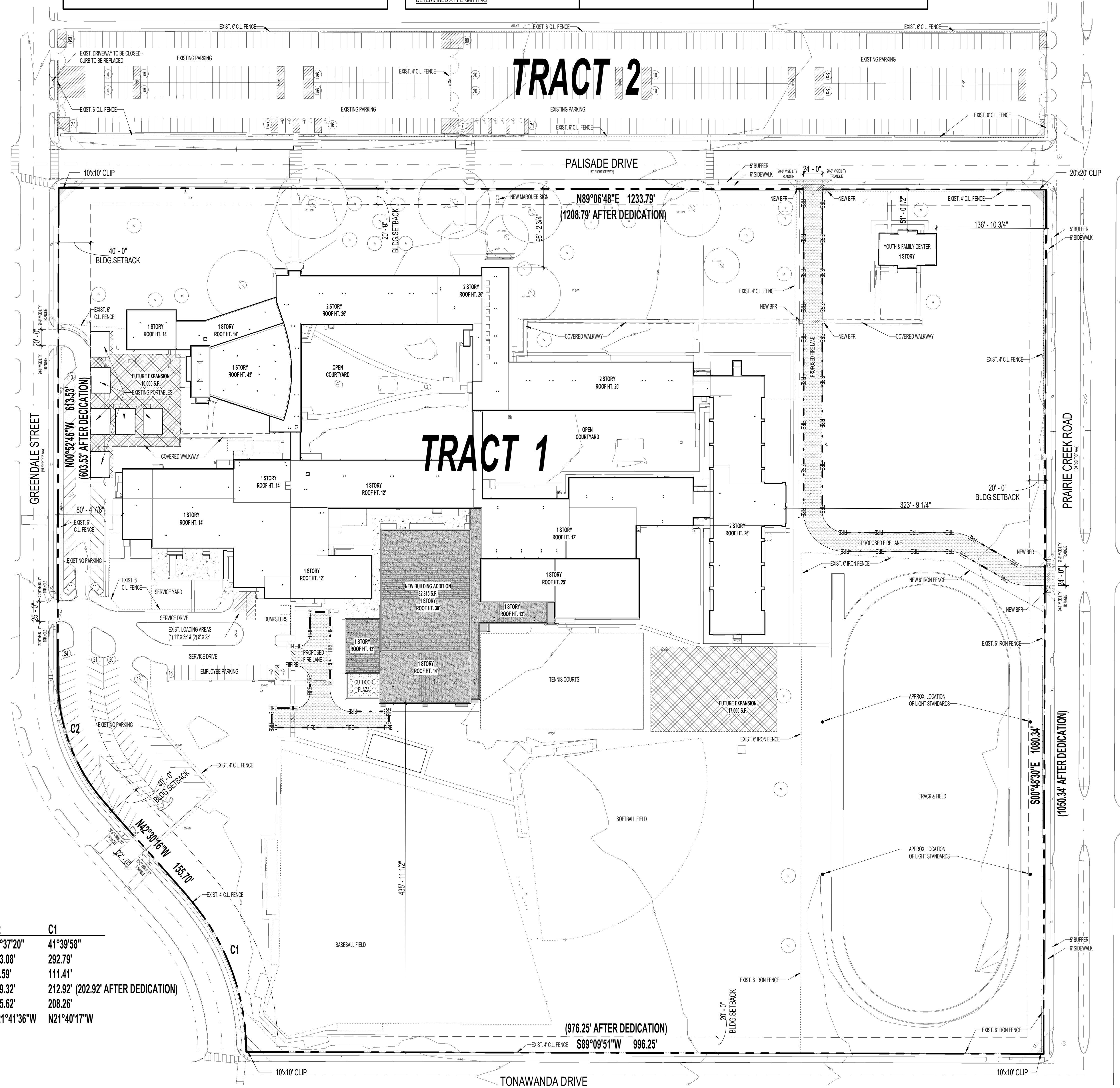


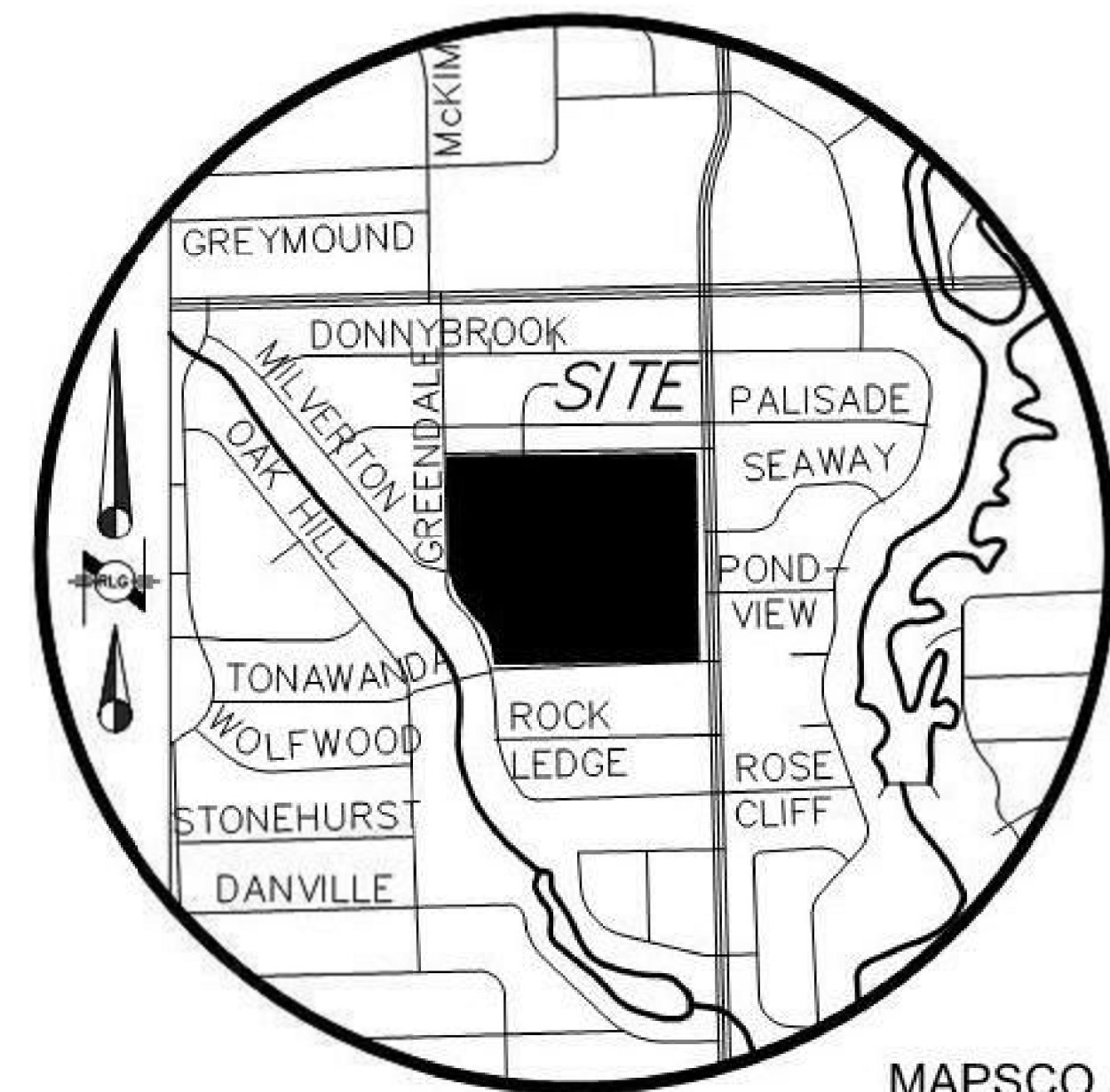
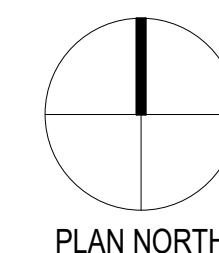
SITE PLAN LEGEND / SYMBOLS			
	NEW BUILDING ADDITION		FIRE LANE MARKING
	EXISTING SIDEWALK AND LANDSCAPE		PROPERTY LINE
	FUTURE EXPANSION		BUILDING SETBACK LINE
	EXISTING BUILDING TO BE RENOVATED		PARKING COURT
	NEW FIRE LANE PAVEMENT		
	STRIPING		

PROJECT DATA		
LEGAL DESCRIPTION:		
STATE:	TEXAS	
COUNTY:	DALLAS	
CITY:	DALLAS	
ZONING & USE:		
ZONED:	PD 825	
LAND USE:	EDUCATION - SCHOOL	
MAX. ALLOWABLE LOT COVERAGE:	20%	
PARKING REQUIREMENTS PER PD 825:		
MIN. REQUIRED PARKING:	562 SPACES	
EXISTING PARKING:		
REGULAR PARKING:	582 SPACES	
ACCESSIBLE PARKING:	16 SPACES	
NEW PROVIDED PARKING:	0 SPACES	
TOTAL:	598 SPACES	
BICYCLE PARKING:	24 SPACES REQUIRED	
NOTE: LOCATION OF BICYCLE PARKING TO BE DETERMINED AT PERMITTING		
LOT COVERAGE:		
LOT AREA TRACT 1:	30.5 ACRES (1,328,580 S.F.)	
LOT AREA TRACT 2:	4.8 ACRES (209,088 S.F.)	
ALLOWABLE LOT COVERAGE FOR TRACT 1:		
20% OF 1,328,580 S.F. =	265,716 S.F.	
EXISTING BUILDING FOOTPRINT:	163,647 S.F.	
COVERED WALKWAYS/CANOPIES AREA:	19,354 S.F.	
EXISTING YOUTH & FAMILY CENTER FOOTPRINT:	3,072 S.F.	
EXISTING PORTABLE CLASSROOMS FOOTPRINT:	4,710 S.F.	
NEW ADDITION FOOTPRINT:	32,815 S.F.	
FUTURE EXPANSION AREA:	22,000 S.F.	
TOTAL LOT COVERAGE AREA:	250,586 S.F.	
DESIGNED LOT COVERAGE OF TRACT 1: 18.9%		
BUILDING REQUIREMENTS PER PD 825:		
ALLOWABLE FLOOR AREA:	298,000 S.F.	
MAXIMUM HEIGHT:	45 FT.	
MAXIMUM STORY:	2 STORY	
DESIGNED BUILDING:	NEW ADDITION, 1 STORY, 35 FT.	
EXISTING FLOOR AREA 1ST LEVEL:	163,647 S.F.	
EXISTING FLOOR AREA 2ND LEVEL:	65,944 S.F.	
EXISTING FLOOR AREA YOUTH & FAMILY CENTER:	3,072 S.F.	
EXISTING FLOOR AREA PORTABLE CLASSROOMS:	4,710 S.F.	
NEW ADDITION AREA:	32,815 S.F.	
FUTURE EXPANSION AREA:	22,000 S.F.	
TOTAL FLOOR AREA:	297,186 S.F.	



CURVE TABLE	C2	C1
DELTA	41°37'20"	41°39'58"
RADIUS	233.08'	292.79'
TANGENT	88.59'	111.41'
LENGTH	169.32'	212.92' (202.92' AFTER DEDICATION)
CHORD	165.62'	208.26'
CH. BEARING	N21°41'36"W	N21°40'17"W

01 DEVELOPMENT PLAN
1" = 60'-0"



VICINITY MAP
NOT TO SCALE

MAPSCO 59-E

W. W. SAMUELL HIGH SCHOOL
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INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 17888 on 10/24/2022.

Revisions:

REV	DATE	TITLE

DATE:
100% CONSTRUCTION DOCUMENTS 10/24/2022

Project No.
2361

Drawn By:

Checked By:

Sheet Title:
DEVELOPMENT PLAN

Drawing No.

PD1.01