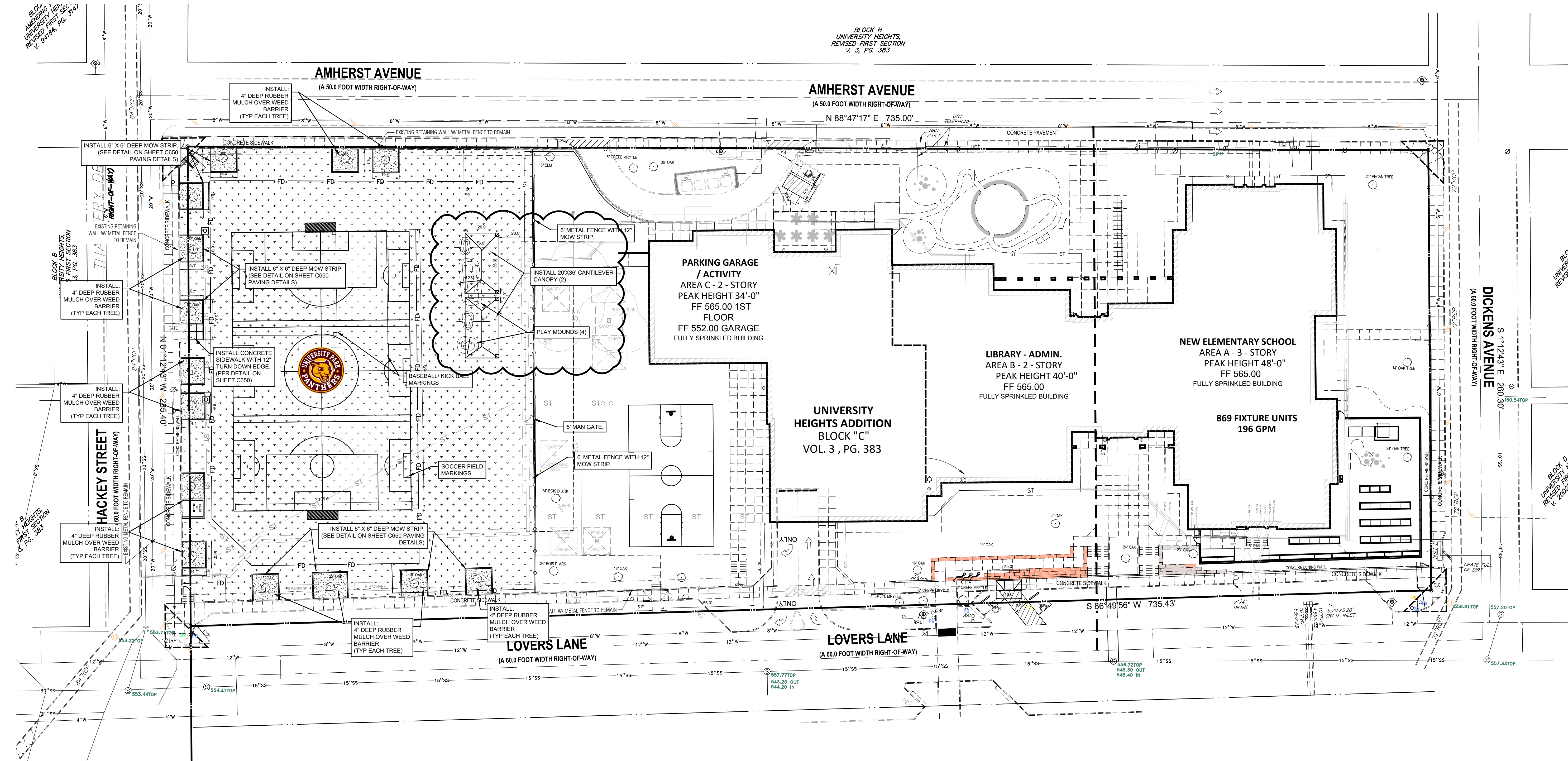
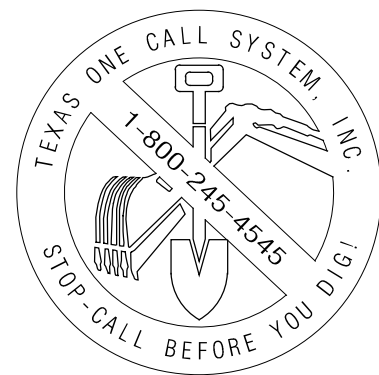


0 15 30 60
Scale: 1"=30'



CAUTION!!!!
CONTACT:

ATMOS GAS: 1-800-344-8377
AT&T: 1-800-344-8377
BOWIE-CASS ELECTRIC COOPERATIVE, INC.: 1-800-344-8377
SOUTHWESTERN BELL: 1-800-344-8377

48 HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF, THE CITY OF CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF UNIVERSITY PARK SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, AND APPROVALS. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF UNIVERSITY PARK SPECIFICATIONS, STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN ALTERNATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF UNIVERSITY PARK ENGINEERING DEPARTMENT FOR REVIEW.
8. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE IN PROPER WORKING ORDER.
9. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF UNIVERSITY PARK CODE OF ORDINANCES.
10. THE SITE SHALL CONFORM TO THE CITY OF UNIVERSITY PARK STORM WATER MANAGEMENT ORDINANCE.
11. ANY PAYMENT DEDUCTION DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
12. ALL PAYMENT SECTIONS SHALL BE DESIGNED BASED ON A GEOTECHNICAL STUDY.

BUILDING SQUARE FOOTAGES

BUILDING --	1st LEVEL	54,500 sf
	2nd LEVEL	35,000 sf
	3rd LEVEL	22,000 sf
BUILDING -- AREA C GARAGE / STAIRS	0st LEVEL	34,500 sf
TOTAL BUILDING (ALL LEVELS)		111,500 sf
TOTAL PARKING GARAGE		34,500 sf
TOTAL BUILDING SF (ALL LEVELS + GARAGE)		146,000 sf

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.

IMPERVIOUS CALCULATIONS		
EXISTING SITE IMPERVIOUS AREAS	BUILDING PAVING TOTAL	50,091 SF 41,029 SF 91,120 SF
PROPOSED SITE IMPERVIOUS AREAS	BUILDING PAVING TOTAL	53,853 SF 34,290 SF 88,143 SF
LESS IMPERVIOUS AREA		(-2,977 SF)

SITE DATA SUMMARY TABLE

EXISTING ZONING	PD – FOR A PUBLIC SCHOOL
PROPOSED ZONING	PD – FOR A PUBLIC SCHOOL
SPECIAL CONDITIONS	
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	200,181 SQ. FT. OR 4.596 ACRES
REQUIRED SETBACK	AS SHOWN
BUILDING AREA (FLOOR AREA)	
PROPOSED LEVEL 0 (PARKING GARAGE)	34,500 SF
PROPOSED LEVEL 1	54,500 SF
PROPOSED LEVEL 2	35,000 SF
PROPOSED LEVEL 3	22,000 SF
TOTAL BUILDING SQ FEET	146,000 SF
TOTAL BUILDING FOOTPRINT AREA	53,853 SF
LOT COVERAGE BUILDING AND PAVING	93,786 SF (2.10 AC) 48.7%
CLASSROOM BUILDING HEIGHT – AREA A	48'-0" (3 STORY) "MEASURED TO PARAPET"
ADMIN / MIDDLE HEIGHT	40'-0" (3 STORY) "MEASURED TO PARAPET"
ACTIVITY / PARKING GARAGE HEIGHT	34'-0" (2 STORY) "MEASURED TO PARAPET"
HOME ROOM CLASSROOMS	41 CLASSROOMS
1.0 SPACES PER CLASSROOM + 6 SPACES	41 + 6 = 47 TOTAL SPACES REQUIRED
TOTAL REQUIRED PARKING	47 SPACES
AUDITORIUM SEATING 300 SEATS	
300 SEATS / 5 PER SET 300 / 5 = 60	TOTAL SPACES REQUIRED
TOTAL REQUIRED PARKING	60 SPACES
PARKING PROVIDED	
PARKING GARAGE	(8.0' X 20.0') 85 SPACES
PARKING SURFACE (ALONG LONG LOVERS)	(9.0' X 20.0') 38 SPACES
TOTAL PARKING PROVIDED	123 SPACES

SITE LEGEND (EXISTING)

CONCRETE CURB
EDGE OF ASPHALT
EDGE OF CONCRETE
FENCE
PROPERTY LINE

PAVING LEGEND (PROPOSED)

	PROPOSED PLAY GROUND TURF OVER 4" CRUSHED GRAVEL WITH A 20 MIL LINER PER DETAIL.
	PROPOSED 4" RUBBER MULCH.

GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL PARKING STRIPING, HDP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF UNIVERSITY PARK REQUIREMENTS, TYP.
3. ALL FIRE LANES TO BE INSTALLED AND STRIPED PER CITY OF UNIVERSITY PARK FIRE CODE STANDARDS.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED. UTILITY METERS SHALL NOT BE VISIBLE FROM AREAS CLEARLY INTENDED AS SERVICE AREAS WHERE THE PUBLIC IS GENERALLY EXCLUDED.
5. ALL ADA RAMPS SHALL BE PER Section 3.12 OF THE CITY OF UNIVERSITY PARK ORDINANCE.
6. ALL DUMPSTER SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF UNIVERSITY PARK ORDINANCE AND REGULATIONS.