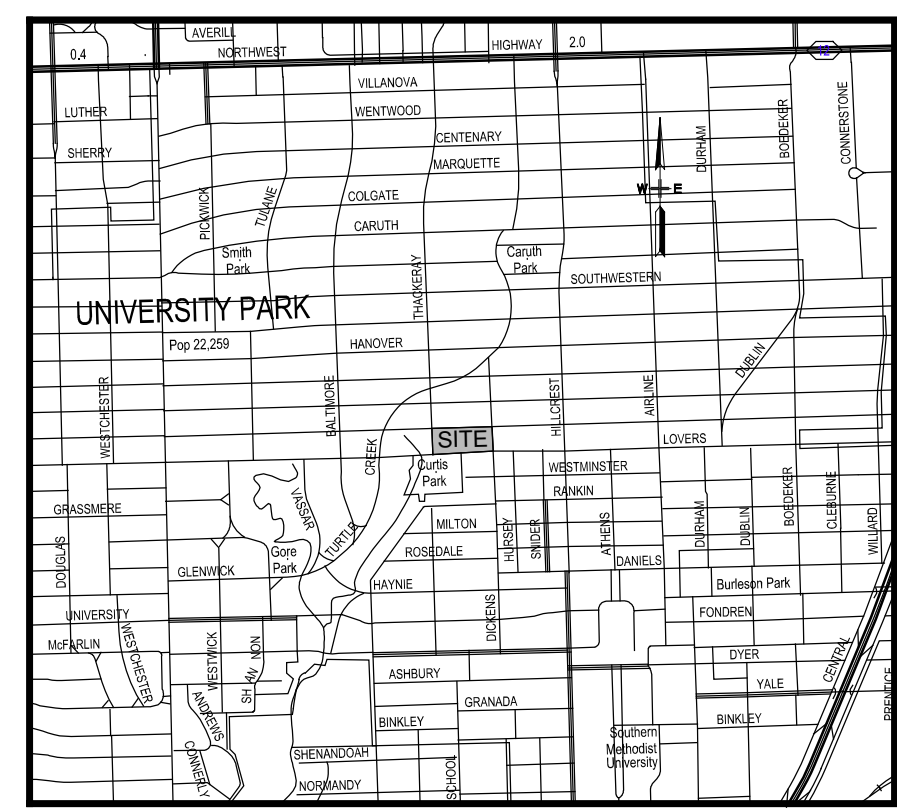
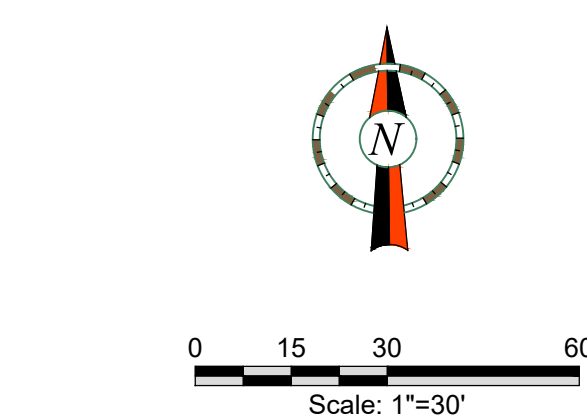
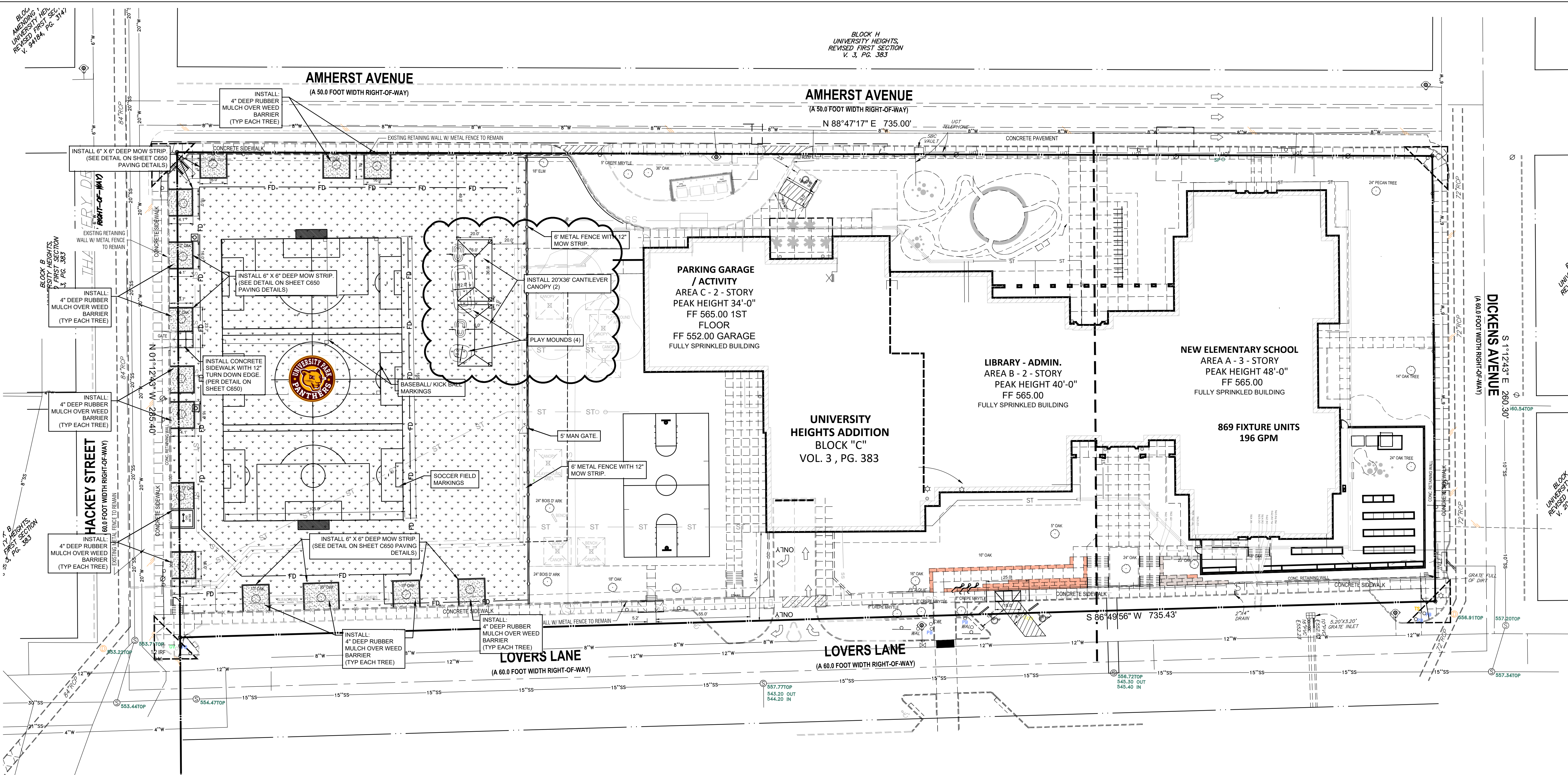
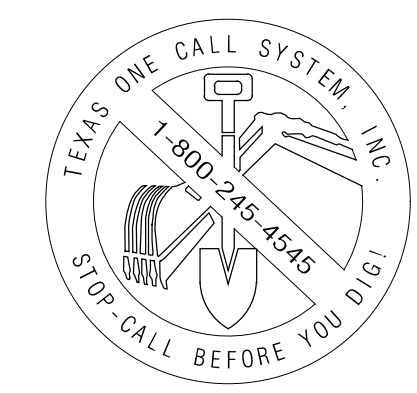


BLOCK H
UNIVERSITY HEIGHTS
REVISED FIRST SECTION
V. 3, PG. 383



BEFORE YOU DIG
Texas 811.com



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**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE 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.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF UNIVERSITY PARK SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - 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.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE IN PROPER WORKING ORDER.
 - 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.
 - THE SITE SHALL CONFORM TO THE CITY OF UNIVERSITY PARK STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL PAVEMENT SECTIONS SHALL BE DESIGNED BASED ON A GEOTECHNICAL STUDY.

BUILDING SQUARE FOOTAGES			
BUILDING - GARAGE / STAIRS	1st LEVEL	54,500 sf	
	2nd LEVEL	35,000 sf	
	3rd LEVEL	22,000 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 PUBLIC 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 FOOT-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 PROPOSED ZONING SPECIAL CONDITIONS USE LOT AREA REQUIRED SETBACK	PD - FOR A PUBLIC SCHOOL		
	PD - FOR A PUBLIC SCHOOL		
	PUBLIC ELEMENTARY SCHOOL	200,181 SQ. FT. OR 4.596 ACRES	
	AS SHOWN		
BUILDING AREA (FLOOR AREA)		34,500 SF	
PROPOSED LEVEL 0 (PARKING GARAGE)		54,500 SF	
PROPOSED LEVEL 1		35,000 SF	
PROPOSED LEVEL 2		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	
300 SEATS / 5 PER SET 300 / 5 = 60 TOTAL SPACES REQUIRED		41 + 6 = 47 TOTAL SPACES REQUIRED	
TOTAL REQUIRED PARKING		47 SPACES	
AUDITORIUM SEATING 300 SEATS			
TOTAL REQUIRED PARKING		60 SPACES	
PARKING PROVIDED			
PARKING GARAGE (9.0' 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:**
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 - ALL PARKING STRIPING, HDOP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF UNIVERSITY PARK REQUIREMENTS, TYP.
 - ALL FIRE LANES TO BE INSTALLED AND STRIPED PER CITY OF UNIVERSITY PARK FIRE CODE STANDARDS.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED. UTILITY METERS SHALL NOT BE VISIBLE EXCEPT FROM AREAS CLEARLY INTENDED AS SERVICE AREAS WHERE THE PUBLIC IS GENERALLY EXCLUDED.
 - ALL ADA RAMPS SHALL BE PER SECTION 3.12 OF THE CITY OF UNIVERSITY PARK ORDINANCE.
 - ALL DUMPSTER SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF UNIVERSITY PARK ORDINANCE AND REGULATIONS.

GLENN ENGINEERING

TEXAS REGISTRATION NUMBER F-303

PHONE 972-717-5151 FAX 972-717-2176

4550 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

OVERALL SITE PLAN

PROPOSAL NO. 007

HIGHLAND PARK ISD

UNIVERSITY PARK ELEMENTARY SCHOOL

ARTIFICIAL TURF PROJECT

CITY OF UNIVERSITY PARK, TEXAS

HP

HIGHLAND PARK ISD - ADMIN OFFICE

7015 WESTCHESTER DRIVE

DALLAS, TEXAS 75205

ATTN: TITLE

PROJECT ADDRESS: UNIVERSITY PARK ELEMENTARY

3500 LOVERS LANE

DALLAS, TEXAS 75225

Revisions:

1	

Issue Dates:

Proposal: 06-30-2025

Permit:

Scale: As Shown

Drawn By: R.A.H.

Checked By: C.M.G.

Contract No. 000-000

Sheet

C300