

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF UNIVERSITY PARK, BY APPROVING AN AMENDED DETAILED SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT 15 “PD-15” FOR UNIVERSITY PARK ELEMENTARY SCHOOL, THE PROPERTY BEING DESCRIBED AS LOTS 1-26, BLOCK C, OF THE UNIVERSITY HEIGHTS ADDITION REVISED, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 383, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3505 AMHERST; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that amendment of the Detailed Site Plan for PD-15 should be approved and that the Comprehensive Zoning Ordinance and Map should be amended accordingly; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, is amended by approval of an amended detailed site plan for Planned Development District 15, the property being described as Lots 1-26, Block C, of the University Heights Addition Revised, an Addition to the City of University Park, Dallas County, Texas, recorded in Volume 3, Page 383, of the Map Records of Dallas County, Texas and more commonly known as 3505 Amherst.

SECTION 2. That the amended detailed site plan setting forth the authorized land uses for the property is attached hereto as Exhibit “A” and made a part hereof for all purposes, the same as if

fully copied herein (“site plan”). That such site plan contains the data required by Section 17-101 (2) of the Comprehensive Zoning Ordinance.

SECTION 3. That the approval of this site plan for Planned Development District No. 15 is subject to the following special conditions:

A. Development of the property shall be in accordance with the approved site plan and all provisions of PD 15 and the Comprehensive Zoning Ordinance of the City of University Park, as heretofore amended and as amended hereby.

B. Construction of a new school building on the site is approved, including an underground parking garage with 85 spaces, as shown on the site plan.

C. The following setbacks shall apply to the building:

1. North (rear) setback shall be 20.3’;
2. South (front) setback shall be 39.4’;
3. East (side) setback shall be 54.4’;
4. West (side) setback shall be 239.2’.

D. The maximum height measured from the parapet shall be:

1. The Classroom portion of the building (Area A) shall be 48’;
2. The Administration portion of the building (Area B) shall be 40’;
3. The Activity portion of the building (Area C) shall be 34’.

E. A construction fence around the site will be required during construction, beginning with demolition of existing improvements; no explosives may be used in demolition of the existing building.

F. A full-time point of contact will be provided by the HPISD to answer questions and complaints during construction.

G. All construction vehicles shall be required to park on-site during construction.

H. HPISD and its contractors shall observe construction hours of 7:00 a. m. to 6:00 p. m., Monday-Saturday, and as limited by the University Park Code of Ordinances.

I. All workers on site during construction must submit to background checks as part of the contractors' responsibility.

J. Debris, excavation spoils, and construction materials haul and delivery routes must be approved in writing by the Director of Public Works or his designee.

SECTION 4. That all ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby are hereby repealed.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional, and the same shall not affect the validity of the Comprehensive Zoning Ordinance.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such a violation is continued shall be deemed to constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day
of _____ 2017.

APPROVED:

OLIN B. LANE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(RLD; 2-28-17; 84180)

EXHIBIT “A”

Stantec Project #: 214000361



DRAWING INDEX	
NO.	DRAWING NAME
CS1	OVERALL SITE PLAN
CS2	TRAFFIC PLAN
CJ1	PRELIMINARY UTILITY LAYOUT
CG10	EXISTING IRREGULAR CALCULATIONS WORKSHEET
L101	LANDSCAPE PLAN
P0111	GARAGE & FIRST FLOOR PLAN
P0121	SECOND LEVEL FLOOR PLAN
P0131	THIRD LEVEL FLOOR PLAN
P020	RENDERINGS
P0201	EXTERIOR ELEVATIONS
P0210	MASSING VIEWS SHOWING RTUS

It is the intent of the HPISD to demolish the existing University Park Elementary School and re-build a new school allowing for more use of interior space and outdoor green space. The building is to be placed at approximately the same location on the site, but will be slightly more compact to provide an additional 20% of green space at the playfields on the west side of the site and return green space to the north end of the site. As part of the compactation the classroom wings will be designed to be three stories and located on the east end of the site. The library, administration, and fine arts portions of the building will be two story. The gymnasiums and cafeteria will be 1.5 stories tall with an adjacent 1 story kitchen. Building heights are indicated on attached elevations. All trash services and building delivery services will remain in their approximate location on the site. New screening walls will be provided to limit the adjacent neighbor's views into the service area. The existing electrical service running east/west along Amherst from Dickens will be buried underground.

The exterior of the building is currently under design with community members and staff. The design of the building is to substantially match the existing building. The new exterior walls of the building will be 90% modular brick masonry with stone above the second floor. The decorative brick patterning is being proposed on some of the exterior elevations. Several elements from the existing building, such as the stone on the decorative cast stone corners, will be salvaged and reused as part of the new facade and site. Every effort is being taken to save as many trees on site as possible. As one example, the existing 25' oak on the south edge of the site, east of the crosswalk has been worked into the design of the new main entry steps providing an elevated planter box to save the tree. Perspective drawings have only been provided to show sight lines from the adjacent Right-of-Ways. It is the intent to screen mechanical units only when visible from these public Right-of-Ways. As an example, view C1 on sheet PD210 shows several blue boxes (representing mechanical units) that will require screening either by parapet or bouvered screen walls.

A new underground parking garage will be constructed below the cafeteria and gym. The garage will provide for 63 spaces. The entrance will be located on Lovers Lane west of the existing crosswalk. The entry is to be designed as a westbound-in and westbound-out to prevent cross traffic entering the garage. The existing parking spaces on the north side of Lovers will remain except for the spots removed to accommodate the new parking garage entry.

Student pick-up and drop-off traffic will remain substantially similar in the new design as it currently functions today, with traffic queuing along Amherst Avenue and the primary student entry for morning arrival and afternoon dismissal being located on the north side of the new building.

Stantec Architecture Inc.
5717 Legacy Drive Suite 250
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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

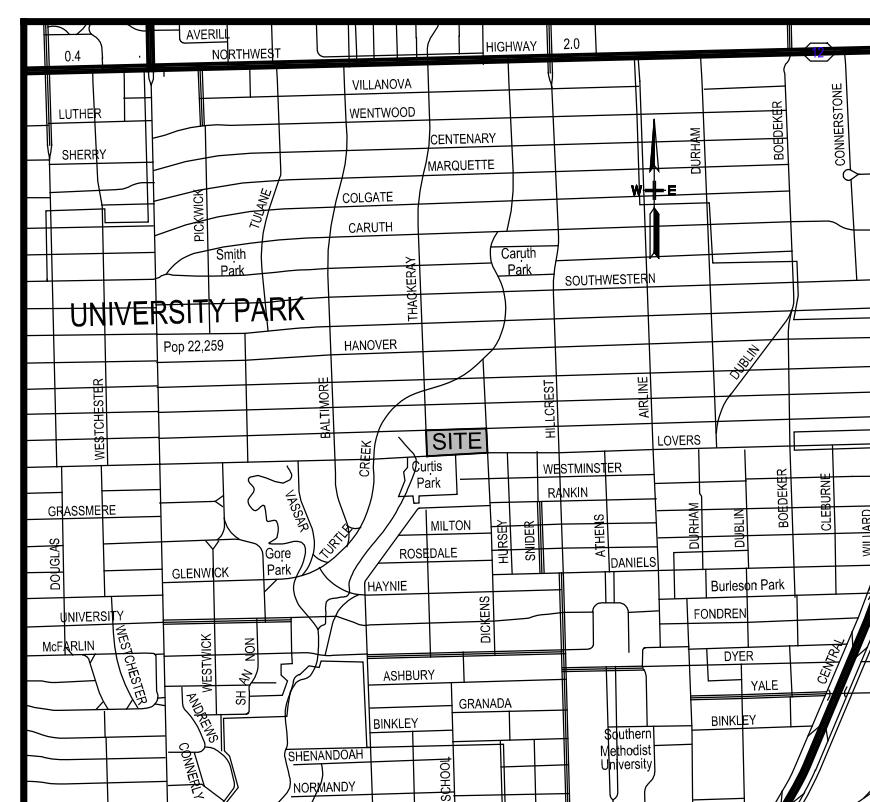
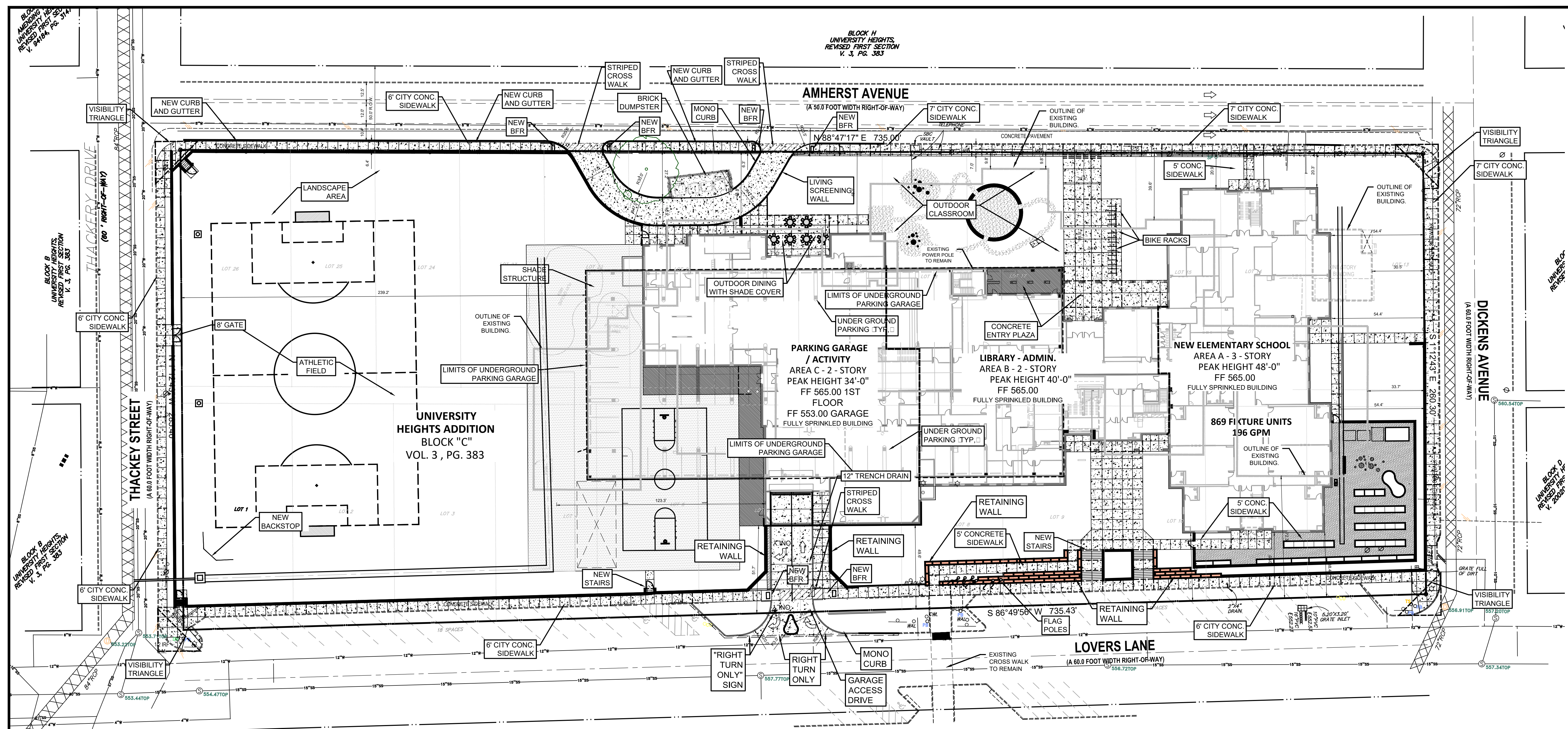
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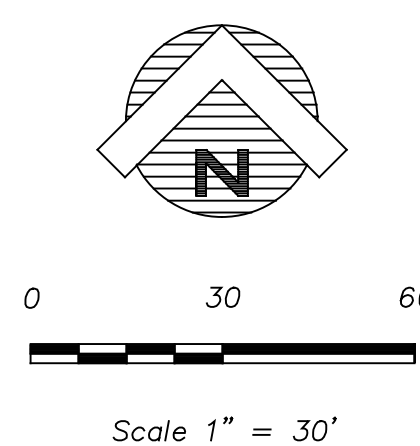
Not for permits, pricing or other official purposes.
This document has not been completed or checked and is
for general information or comment only.

Project No. 214000361	Scale 12" = 1'-0"
Revision	Drawing No.

ORIGINAL SHEET - ARCH E1 (30"x42") 11/28/2016 10:50:17 AM U:\21400036\115 BIM\05 A



VICINITY MAP
1" = 200'



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 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	50,091 SF	
	PAVING TOTAL	41,029 SF	
PROPOSED SITE IMPERVIOUS AREAS	BUILDING	53,853 SF	
	PAVING TOTAL	34,290 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			
LOT COVERAGE BUILDING AND PAVING	93,786 SF (2.10 AC) 48.7%		
CLASSROOM / BUILDING HEIGHT - AREA A			
ADMIN / MIDDLE HEIGHT	48'-0" (3 STORY) "MEASURED TO PARAPET"		
ACTIVITY / PARKING GARAGE HEIGHT	34'-0" (2 STORY) "MEASURED TO PARAPET"		
HOME ROOM CLASSROOMS			
1.0 SPACES PER CLASSROOM + 6 SPACES	41 CLASSROOMS		
TOTAL REQUIRED PARKING	47 SPACES		
AUDITORIUM SEATING			
300 SEATS / 5 PER SET 300 / 5 = 60 TOTAL SPACES REQUIRED			
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	

OVERALL SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- EXISTING CURB
- PROPOSED CURB
- PROPOSED HC PARKING SPACE & STRIPING

GENERAL NOTES:

- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
- ALL PARKING STRIPING, HCP 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.

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Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000000

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Revision	By	Appd
PD REVISION SUBMITTAL	AMD	
Journal	By	Appd

Permit-Seal

REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
ANNE M. DONNEY
TEXAS REGISTRATION NUMBER 3146

University Park ES Rebuild

Project No. 214000361	Scale 1"=30'
--------------------------	-----------------

L101



 TREE TO REMAIN
 TREE TO BE REMOVED
 TREE PROTECTION FENCE

Q5	BOTANICAL NAME QUERCUS SHUMARDII Shumard Red Oak	CONT B # B	CAL 6" CAL	SIZE 10'-12" H X 5'-6" W	REMARKS SINGLE, STRAIGHT LEADER, MATCHING	PW	PITIOSPORUM TOBIRA 'WHEELERS DWARF' Wheeler's Dwarf Pittosporum	5 GAL	36" o.c.	FULL, MATCHING
QV	QUERCUS VIRGINIANA Southern Live Oak	B # B	6" CAL	10'-12" H X 5'-6" W	SINGLE, STRAIGHT LEADER, MATCHING	PM2	PODOCARPUS MACROPHYLLUS MAKI Shrubby Yew	5 GAL	36" o.c.	FULL, MATCHING
UC	ULMUS CRASSIFOLIA Cedar Elm	B # B	6" CAL	10'-12" H X 5'-6" W	SINGLE, STRAIGHT LEADER, MATCHING	RJ	RHAPHIOLEPIS INDICA Indian Hawthorn	5 GAL	36" o.c.	FULL, MATCHING
ORNMANTAL TREES DT	BOTANICAL NAME DIOSPYROS TEXANA Texas Persimmon	CONT B # B	CAL 3" CAL	SIZE	REMARKS MULTI LEADER, FULL, MATCHING	RT2	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' Tuscan Blue Rosemary	5 GAL	36" o.c.	FULL, MATCHING
ILD	ILEX DECIDUA Possumhaw Holly	B # B	3" CAL		MULTI-LEADER, FULL, MATCHING	ANNUALS/PERENNIALS AP	BOTANICAL NAME ARTEMISIA X 'FOWIS CASTLE' Fowis Castle Artemisia	SIZE 1 GAL	SPACING 24" o.c.	REMARKS DWARF SAGE
LN	LAGERSTROEMIA X 'NATCHEZ' Crape Myrtle	B # B	3" CAL		MULTI-TRUNK, FULL, MATCHING	BD	BUDDLEIA DAVIDII Butterfly Bush	5 GAL	36" o.c.	FULL, MATCHING
PM	PRUNUS MEXICANA Mexican Plum	B # B	3" CAL		MULTI-TRUNK, FULL, MATCHING	EP2	ECHINACEA PURPUREA Purple Coneflower	1 GAL	18" o.c.	FULL, MATCHING
SHRUBS AG2	BOTANICAL NAME ANDROPOGON GLOMERATUS Bush Beard Grass	SIZE 3 GAL		SPACING 24" o.c.	REMARKS FULL, MATCHING	LP2	LANTANA MONTEVIDENSIS Trailing Lantana	5 GAL	24" o.c.	FULL, MATCHING
ID	ILEX CORNUTA 'DWARF BURFORD' Dwarf Burford Holly	7 GAL		42" o.c.	FULL, MATCHING	LG2	LIATRIS Pycnostachya Gayleather	1 GAL	18" o.c.	FULL, MATCHING
IN	ILEX VOMITORIA 'NANA' Dwarf Yaupon	5 GAL		24" o.c.	FULL, MATCHING	PA	PEROVSKIA ATRIPLICIFOLIA Russian Sage	3 GAL	24" o.c.	FULL, MATCHING
JB3	JUNIPERUS HORIZONTALIS 'BLUE RUG' Blue Rug Juniper	5 GAL		48" o.c.	FULL, MATCHING	RH	RUDBECKIA HIRTA Black-eyed Susan	1 GAL	18" o.c.	FULL, MATCHING
LC2	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM Brewster County Barometerbush	7 GAL		36" o.c.	FULL, MATCHING	SH	SALVIA GREGGII 'HEATWAVE BLAZE' Heatwave Blaze Salvia	1 GAL	24" o.c.	FULL, MATCHING
LP	LOROPETALUM CHINENSE Chinese Fringe Flower	5 GAL		42" o.c.	FULL, MATCHING	ORNMANTAL GRASSES NTP	BOTANICAL NAME NASSELLA TENUISSIMA 'PONY TAILS' Mexican Feathergrass	SIZE 1 GAL	SPACING 18" o.c.	REMARKS FULL, MATCHING
MD	MALVAVISCUS DRUMMONDII Tork's Cap	5 GAL		36" o.c.	FULL, MATCHING	GROUND COVERS EFC	BOTANICAL NAME EUONYMUS FORTUNEI 'COLORATUS' Coloratus Purple Wintercreeper	CONT 4" POT	SPACING 18" o.c.	REMARKS FULL, MATCHING
MG2	MUHLENBERGIA CAPILLARIS 'GULF COAST' Gulf Coast Muhly	5 GAL		36" o.c.	FULL, MATCHING	LM	LIRIOPE MUSCARI 'BIG BLUE' Lily Turf	4" POT	18" o.c.	FULL, MATCHING
MYF	MYRTICA PUSILLA Dwarf Southern Wax Myrtle	7 GAL		36" o.c.	FULL, MATCHING	SOD/SEED CD	BOTANICAL NAME CYNODON DACTYLON Bermuda Grass	CONT SOD	SPACING	REMARKS SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
NP	NANDINA DOMESTICA 'FIRE POWER' Firepower Nandina	3 GAL		24" o.c.	FULL, MATCHING					



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Consultants



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Notes

Revision	By	App'd	YYYYMMDD
50% CD CHECK SET	RAH	CMG	201.02.17
Issued	By	App'd	YYYYMMDD

Permit-Seed

Client/Project

Highland Park ISD

University Park ES Rebuild

3505 Amherst Ave
Dallas TX 75225

Title

STORM SEWER PLAN

Project No.

214000361

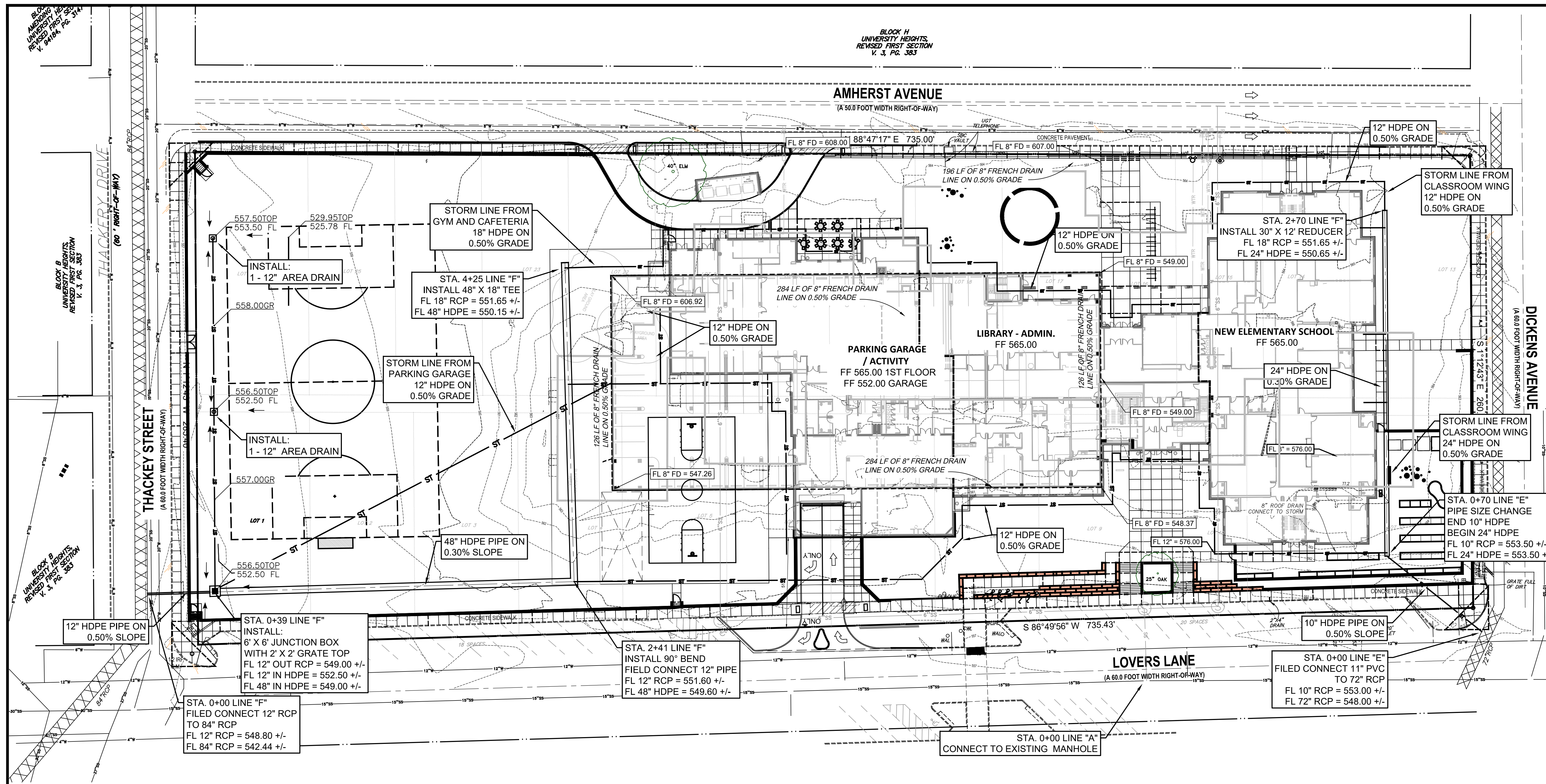
Revision

Scale

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Drawing No.

CU 3

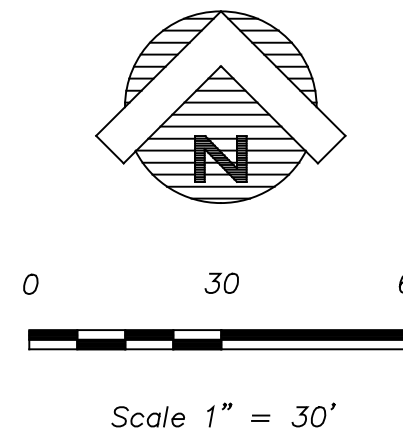


PIPE DETENTION 'F' CALCULATIONS

PEAK ALLOWABLE DISCHARGE - 12" RCP OUTLET CONTROL	6.16 CFS
PEAK INFLOW - AREAS "A" AND "F" (6.4 + 7.0)	13.4 CFS
FLOW RATE DETAINED	7.24 CFS
STORAGE REQUIRED	3,571 CU. FT.
STORAGE PROVIDED	7,815 CU. FT.

PIPE DETENTION 'E' CALCULATIONS

PEAK ALLOWABLE DISCHARGE - 10" RCP OUTLET CONTROL	2.31 CFS
PEAK INFLOW - AREA "E" (2.6)	3.40 CFS
FLOW RATE DETAINED	1.09 CFS
STORAGE REQUIRED	565 CU. FT.
STORAGE PROVIDED	1,958 CU. FT.



CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS, LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

UTILITY LEGEND:	
WTR	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
UGE	PROPOSED UNDERGROUND ELECTRIC
UGT	PROPOSED UNDERGROUND TELEPHONE
GAS	PROPOSED GAS
ST	PROPOSED STORM SEWER (< 10")
ST	PROPOSED STORM SEWER (> 12")
FD	PROPOSED FIRE HYDRANT
WV	PROPOSED WATER VALVE
SM	PROPOSED SANITARY SEWER MANHOLE
SC	PROPOSED SANITARY SEWER CLEANOUT
GT	PROPOSED GREASE TRAP
PT	PROPOSED PAD MOUNT TRANSFORMER
GM	PROPOSED GAS METER
WTR	EXISTING WATER
SS	EXISTING SANITARY SEWER
UGE	EXISTING UNDERGROUND ELECTRIC
UGT	EXISTING UNDERGROUND TELEPHONE
GAS	EXISTING UNDERGROUND GAS
ST	EXISTING STORM SEWER
FD	EXISTING WATER VALVE
SM	EXISTING SANITARY SEWER MANHOLE

GENERAL STORM SEWER NOTES:

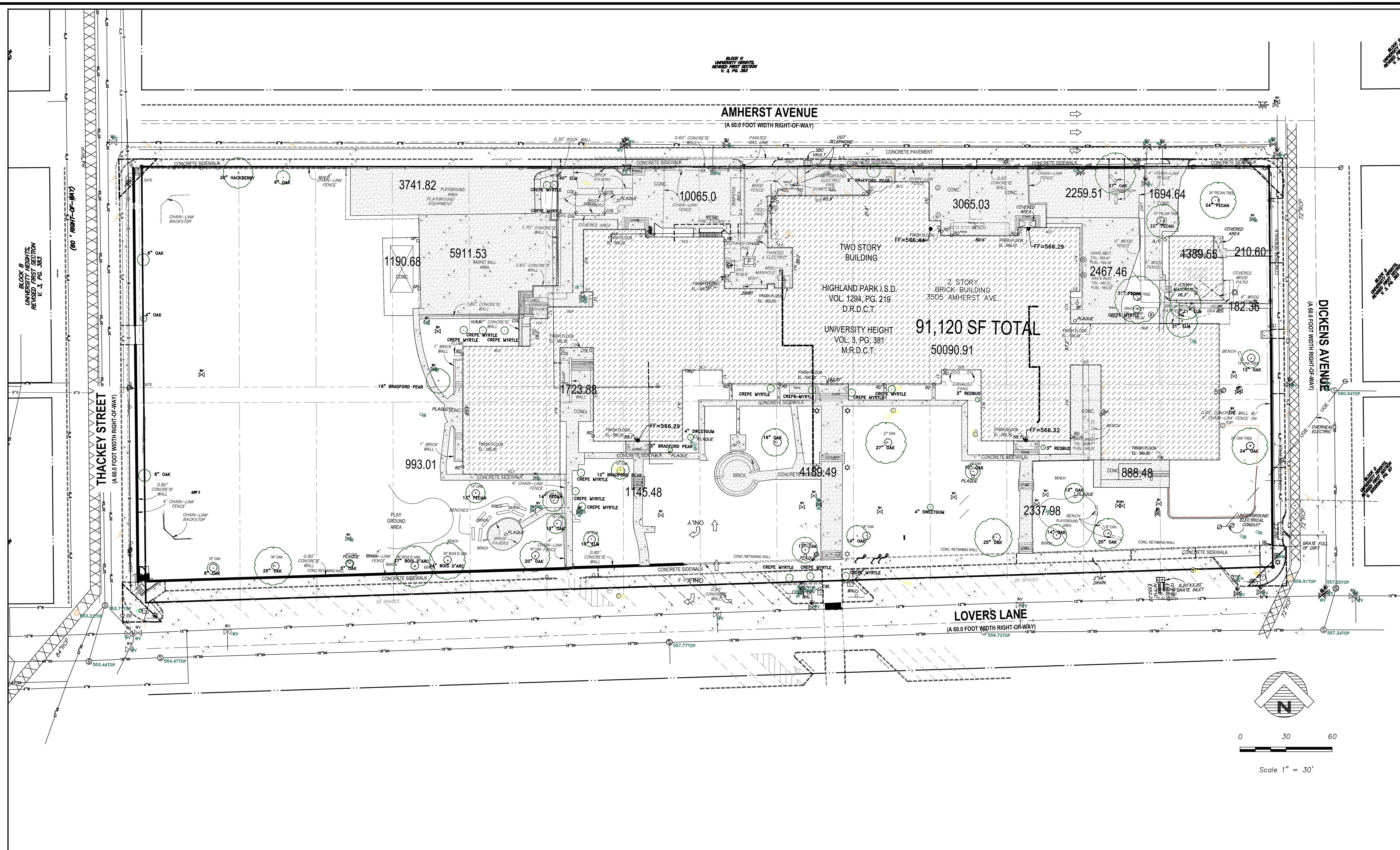
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY OF UNIVERSITY PARK STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF UNIVERSITY PARK SPECIFICATIONS, THE ENGINEER'S DECISION SHALL APPLY.
- BARRICAADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICAADING AND CONSTRUCTION STANDARDS".
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY ENGINEER. MINOR ADJUSTMENTS OF FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL FLUSH OUT AT ANY JUNCTURE WITH EXISTING PAVING.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS, RIM ELEVATIONS AND SIZES PRIOR TO CONSTRUCTION.
- ALL NON RCP DRAIN PIPE SHALL BE PVC SCH 40, ADS OR APPROVED EQUAL.
- ALL RCP SHALL BE CLASS III.
- W.E. AS INDICATED ON INLET CALLS INDICATES WATER ELEVATION AT INLET DURING 100 YEAR STORM EVENT.
- "DESIGN INTENT SHALL BE TO CREATE AN ON SITE STORM SEWER SYSTEM THAT, WHEN TIED INTO THE CITY STORM SYSTEM, DOES NOT OVER BURDEN THE CITY STORM SYSTEM WHEN COMPARED TO THE OUTFLOW OF THE EXISTING FACILITY."
- THE PROPOSED IMPERVIOUS AREA WILL BE EQUAL TO OR LESS THAN THE EXISTING IMPERVIOUS AREA.

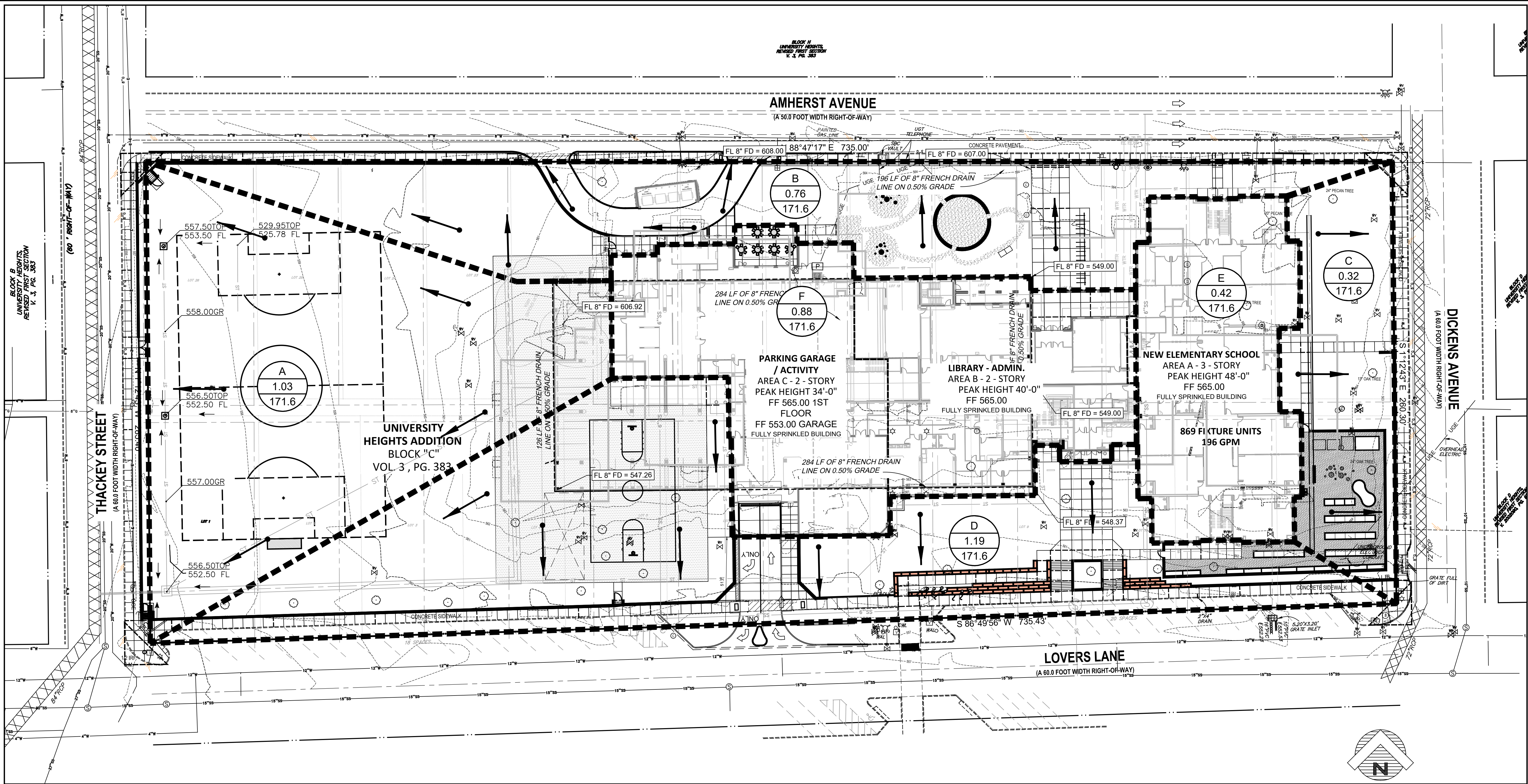
NOTE: THE CITY OF UNIVERSITY PARK CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



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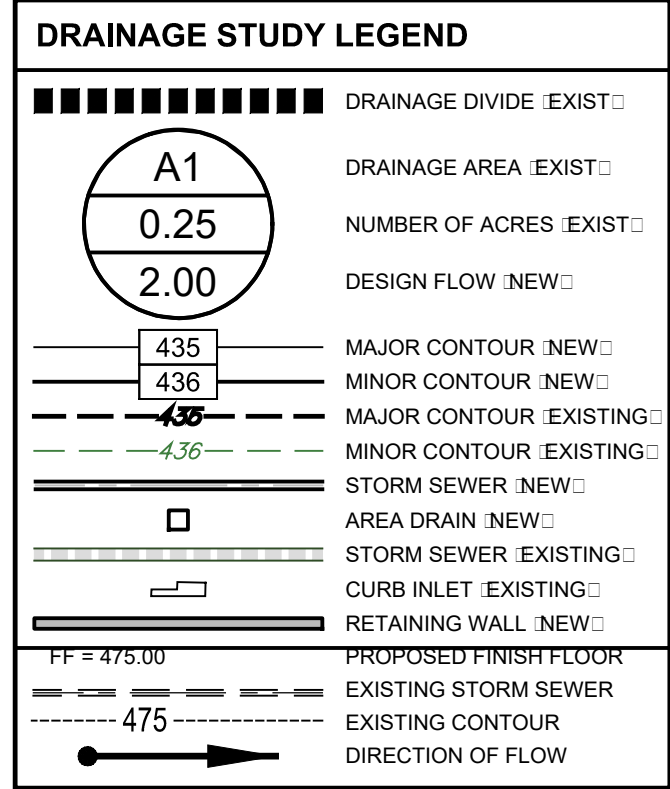
Revision	By	Appd	YYYY.MM.DD
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Issued	By	Appd	YYYY.MM.DD



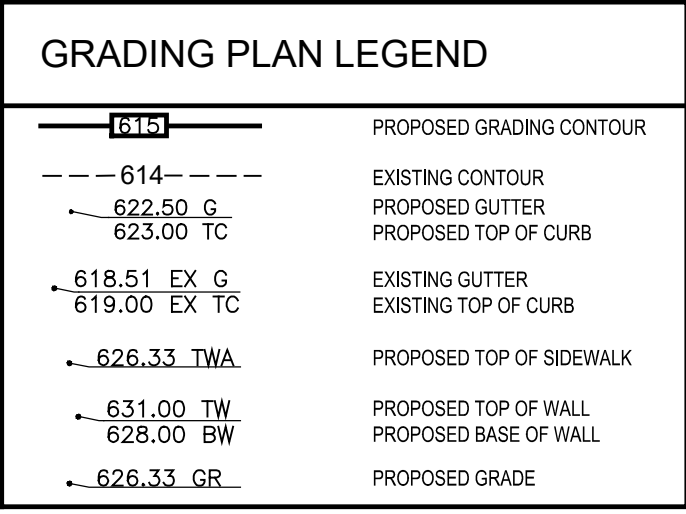
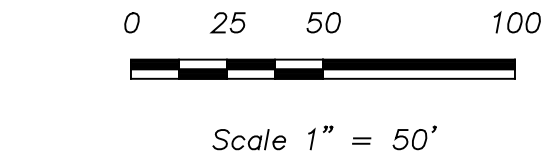


POST DEVELOPEMENT RUNOFF CALCULATIONS - UNIVERSITY PARK ELEMENTARY SCHOOL						
AREA ID	DRAINAGE AREA (ACRES)	RUNOFF COEFFICIENT "C"	C*A	TIME OF CONCENTRATION MINUTES	INTENSITY "I100" (INCHES/HR)	DESIGN FLOW "Q100" (CFS)
A	1.03	0.70	0.72	10	8.88	6.4
B	0.76	0.70	0.53	10	8.88	4.7
C	0.32	0.70	0.22	10	8.88	2.0
D	1.19	0.70	0.83	10	8.88	7.4
E	0.42	0.90	0.38	10	8.88	3.4
F	0.88	0.90	0.79	10	8.88	7.0
SUM OF "A" AREAS 4.60						SUM OF "A" AREAS "Q100" 30.9
DRAINS TO / REMARKS						
TO BASIN						
SURFACE FLOW TO THACKEY STREET						
SURFACE FLOW TO AMHERST STREET						
SURFACE FLOW TO ADICKENS STREET						
SURFACE FLOW TO LOVERS LANE						
ROOF DRAIN TO BASIN "E"						
ROOF DRAIN TO BASIN "F"						

NOTES:



TOTAL DISTURBED ACRES
DISTURBED ACRES: 45.15



Feb. 17, 2017 - 12:04pm User: Robert C:\Users\Robert\Bab's Projects\Highland Park\UNIV PARK\BIDSET\UP ENG 6.dwg



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Notes

Revision	By	Appd	YYYYMMDD
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Issued	By	Appd	YYYYMMDD

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Client/Project

Highland Park ISD

University Park ES Rebuild

3505 Amherst Ave
Dallas TX 75225

Title

PROPOSED DA MAP

Project No.

214000361

Revision

AS SHOWN

Drawing No.

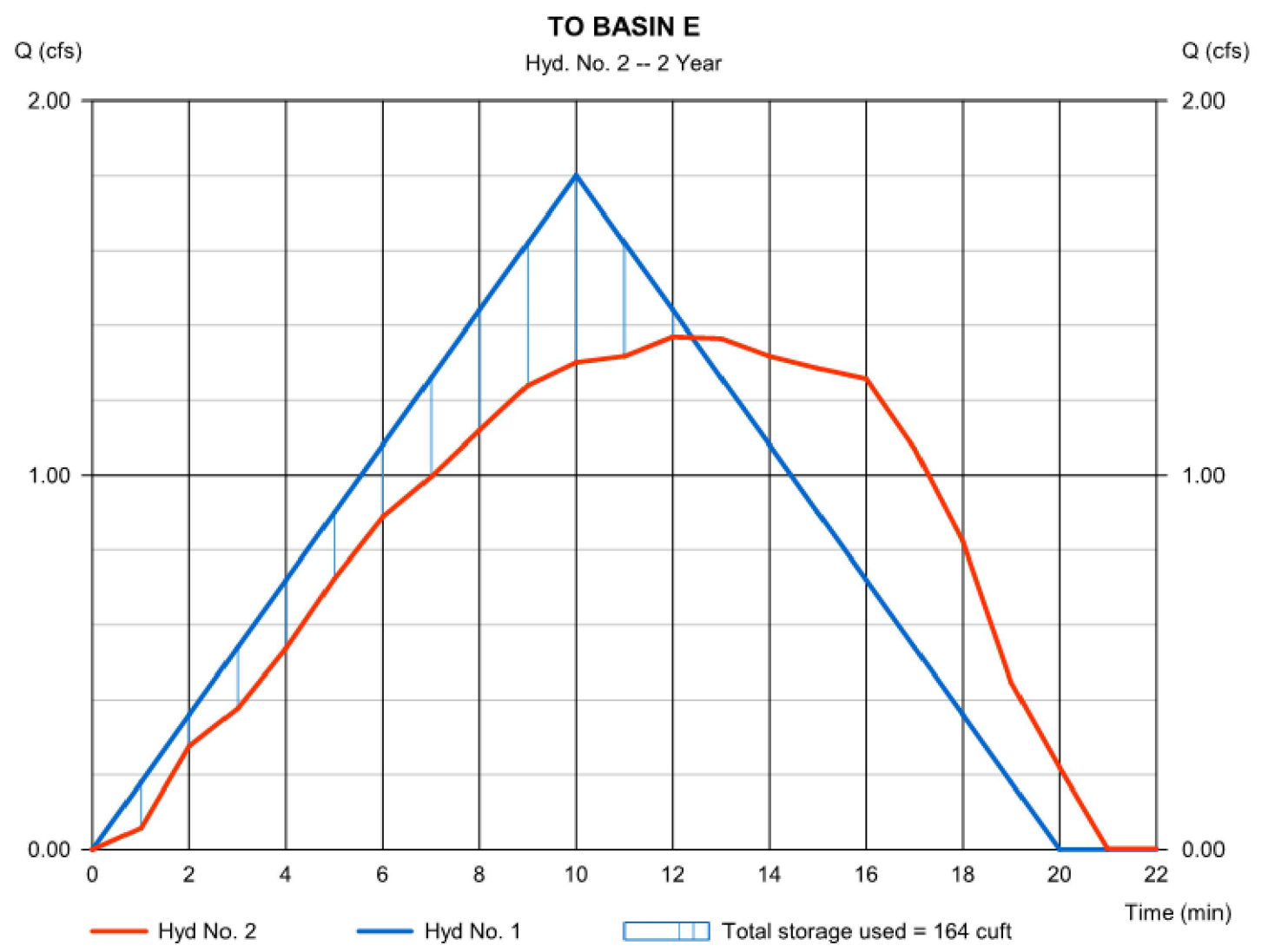
CG 7

NOTE: THE CITY OF UNIVERSITY PARK CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

Hydrograph type = Reservoir
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 1.371 cfs
Time to peak = 12 min
Hyd. volume = 1,080 cuft
Max. Elevation = 554.41 ft
Max. Storage = 164 cuft

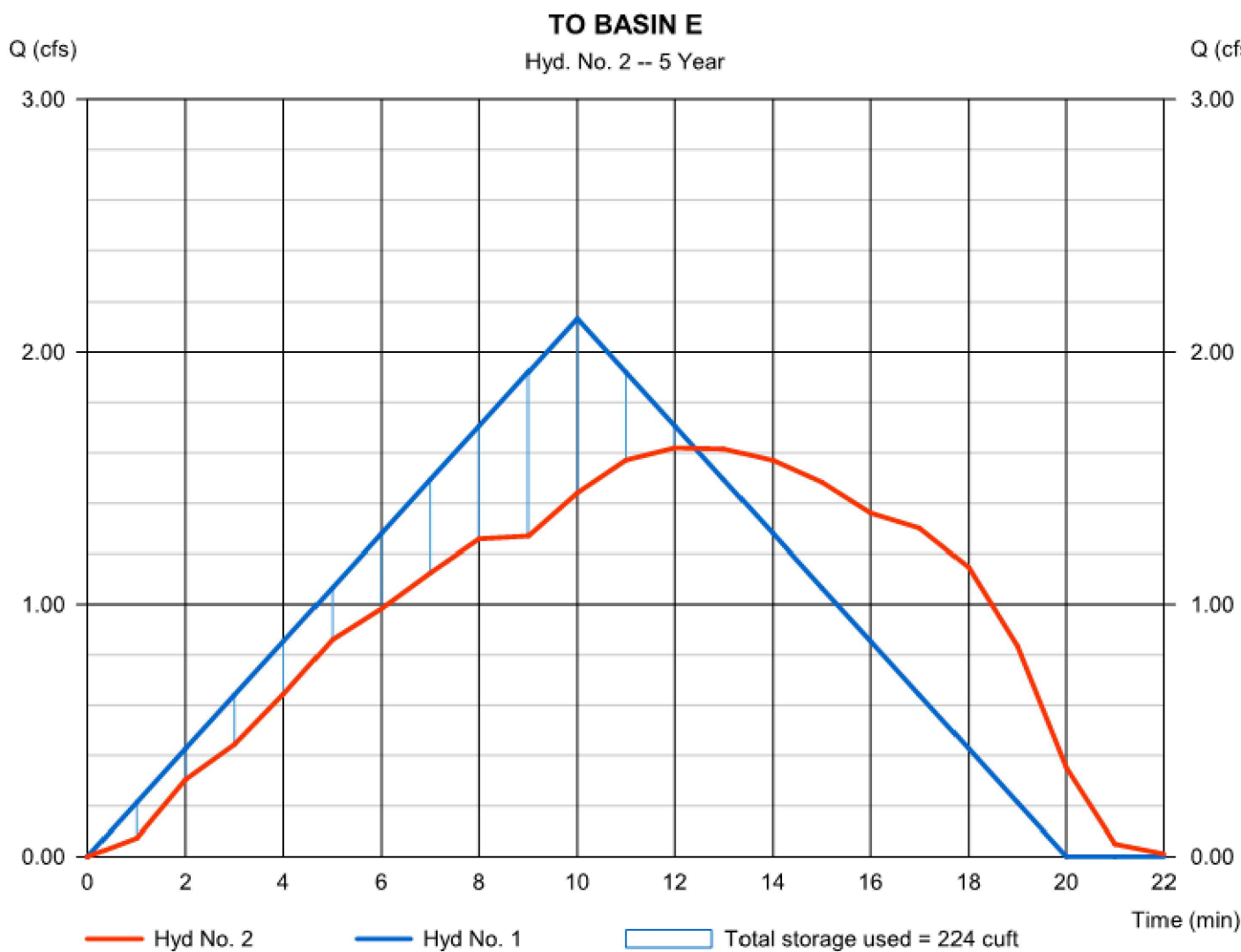
Storage Indication method used.



Hydrograph type = Reservoir
Storm frequency = 5 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 1.619 cfs
Time to peak = 12 min
Hyd. volume = 1,280 cuft
Max. Elevation = 554.57 ft
Max. Storage = 224 cuft

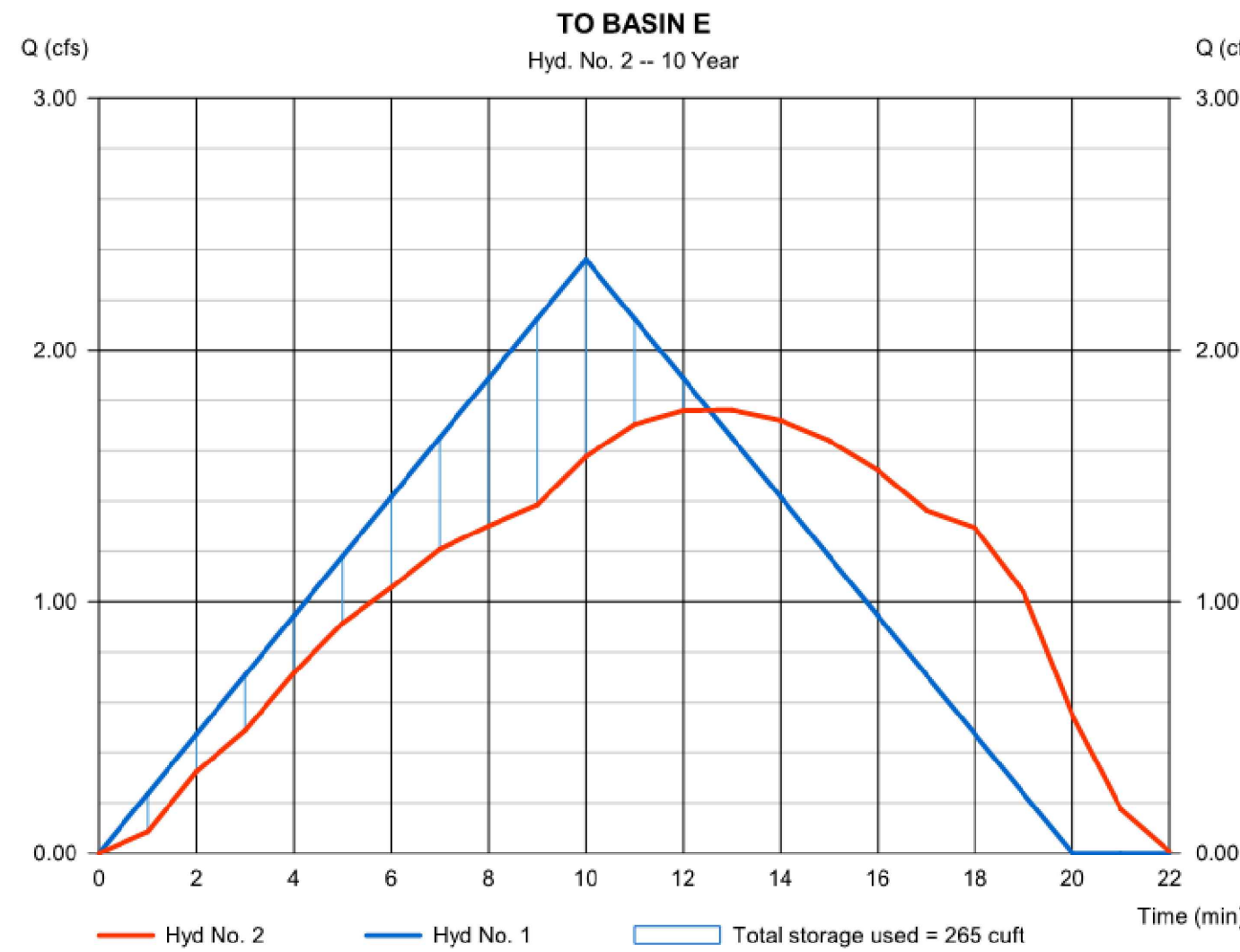
Storage Indication method used.



Hydrograph type = Reservoir
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 1.761 cfs
Time to peak = 13 min
Hyd. volume = 1,416 cuft
Max. Elevation = 554.68 ft
Max. Storage = 265 cuft

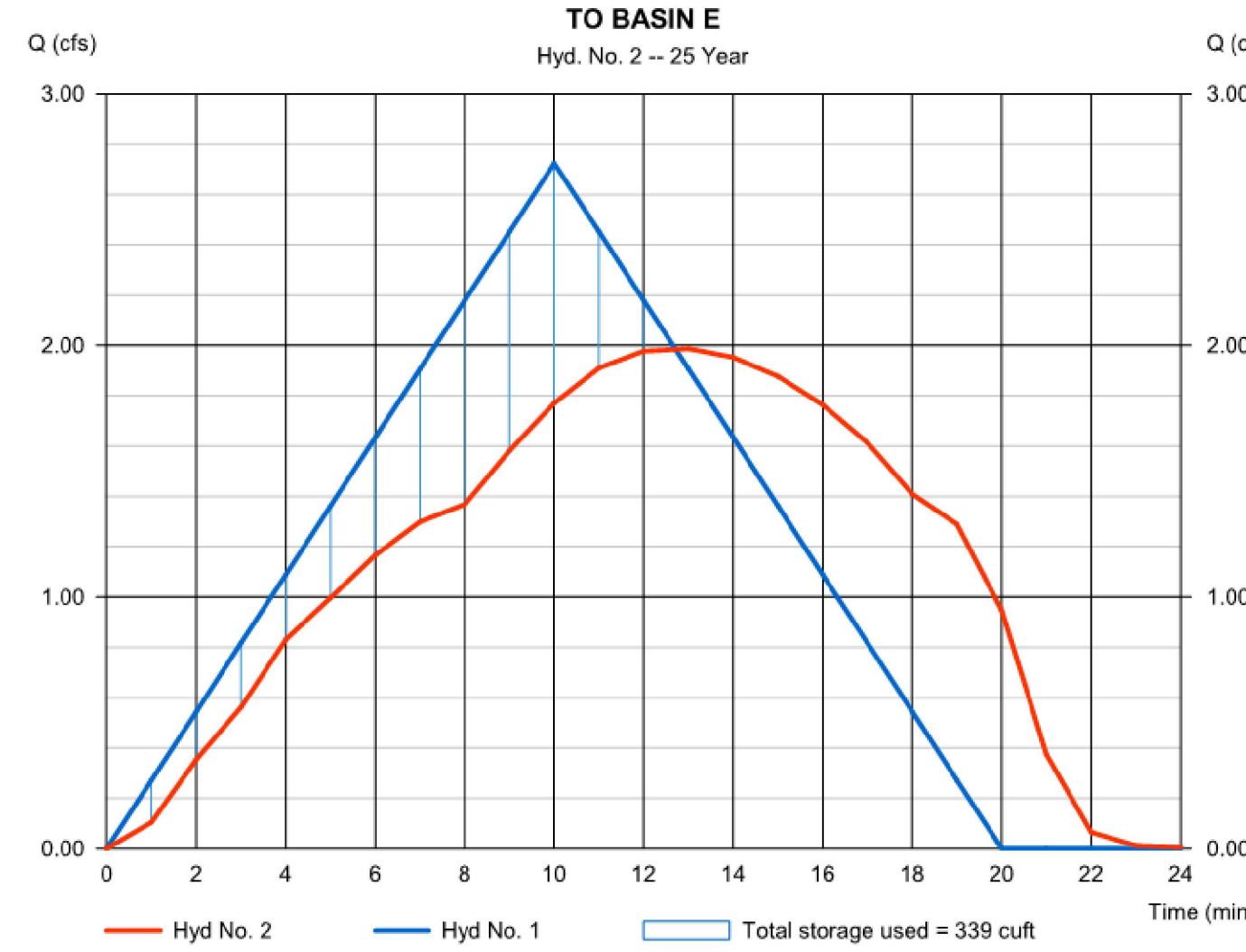
Storage Indication method used.



Hydrograph type = Reservoir
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 1.988 cfs
Time to peak = 13 min
Hyd. volume = 1,634 cuft
Max. Elevation = 554.87 ft
Max. Storage = 339 cuft

Storage Indication method used.



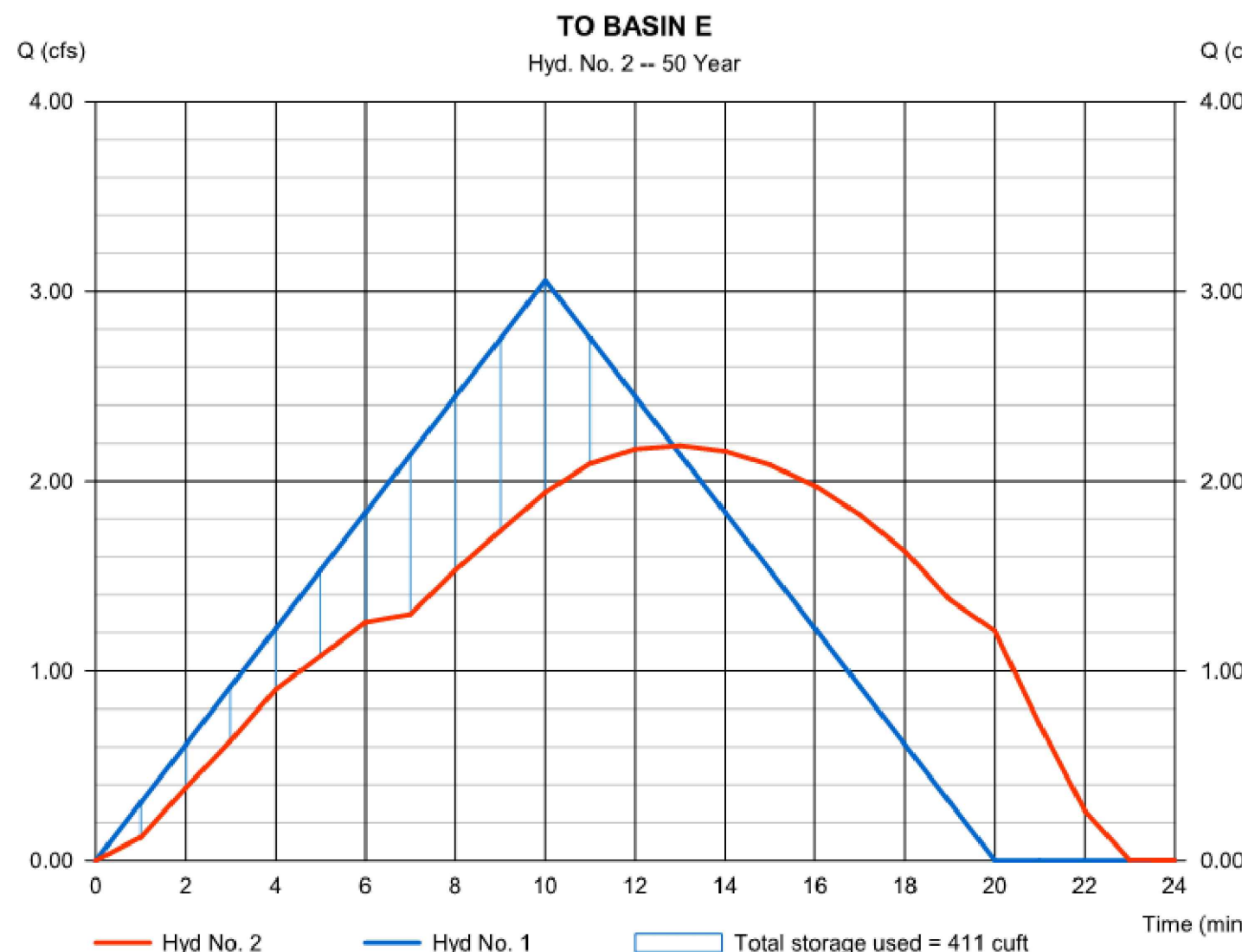
PIPE DETENTION "E" CALCULATIONS

PEAK ALLOWABLE DISCHARGE - 10" RCP OUTLET CONTROL 2.31 CFS
PEAK INFLOW - AREA "E" (2.6) 3.40 CFS
FLOW RATE DETAINED. 1.09 CFS
STORAGE REQUIRED. 555 CU. FT.
STORAGE PROVIDED 1,958 CU. FT.

Hydrograph type = Reservoir
Storm frequency = 50 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 2.188 cfs
Time to peak = 13 min
Hyd. volume = 1,835 cuft
Max. Elevation = 555.05 ft
Max. Storage = 411 cuft

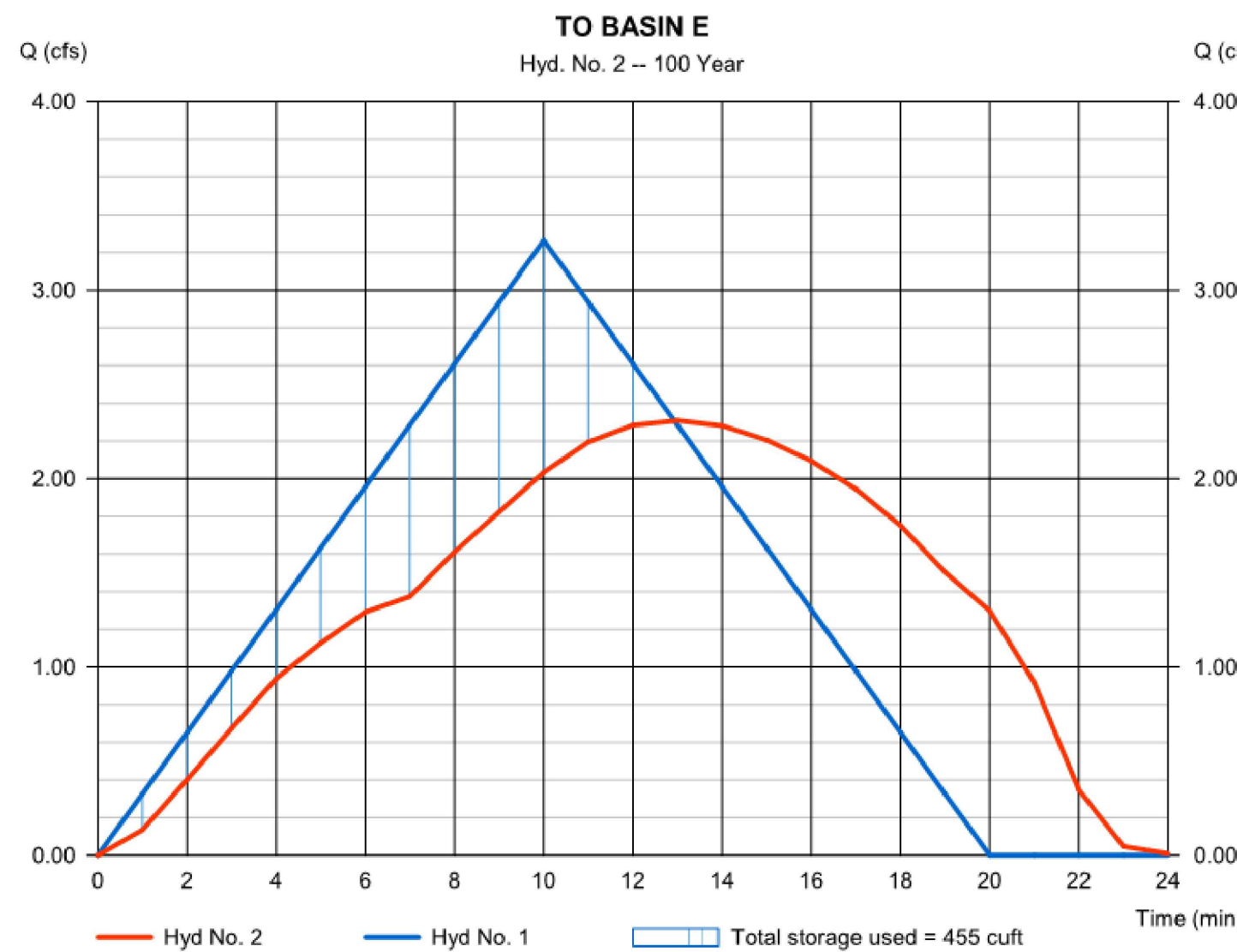
Storage Indication method used.



Hydrograph type = Reservoir
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - DA E - CLASSROOM WING
Reservoir name = <New Pond>

Peak discharge = 2.309 cfs
Time to peak = 13 min
Hyd. volume = 1,958 cuft
Max. Elevation = 555.17 ft
Max. Storage = 455 cuft

Storage Indication method used.



Pond Data

UG Chambers -Invert elev. = 553.50 ft, Rise x Span = 2.00 x 2.00 ft, Barrel Len = 200.00 ft, No. Barrels = 1, Slope = 0.30%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	553.50	n/a	0	0
0.26	553.76	n/a	8	8
0.52	554.02	n/a	39	47
0.78	554.28	n/a	73	120
1.04	554.54	n/a	93	213
1.30	554.80	n/a	101	314
1.56	555.06	n/a	101	415
1.82	555.32	n/a	93	509
2.08	555.58	n/a	73	582
2.34	555.84	n/a	39	620
2.60	556.10	n/a	8	628

PIPE BASIN "E" CALULATIONS

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Notes

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Client/Project
Highland Park ISD

University Park ES Rebuild

3505 Amherst Ave
Dallas TX 75225

Title
PROPOSED DRAINAGE
CALCULATIONS BASIN "E"

Project No. 214000361 Scale AS SHOWN

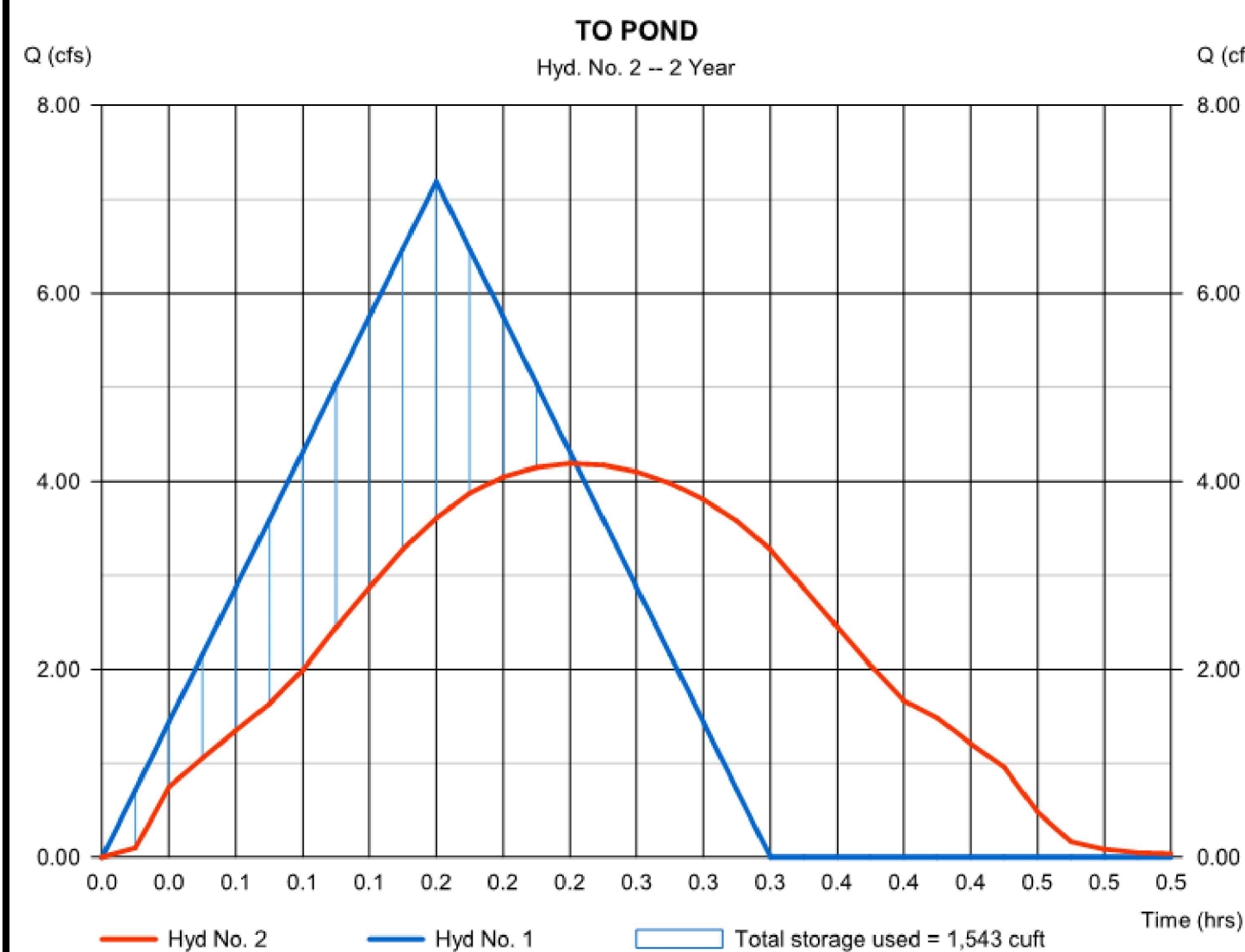
Revision Drawing No.

CG 1.8

Hydrograph type = Reservoir
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 4.189 cfs
Time to peak = 0.23 hrs
Hyd. volume = 4,314 cuft
Max. Elevation = 550.97 ft
Max. Storage = 1,543 cuft

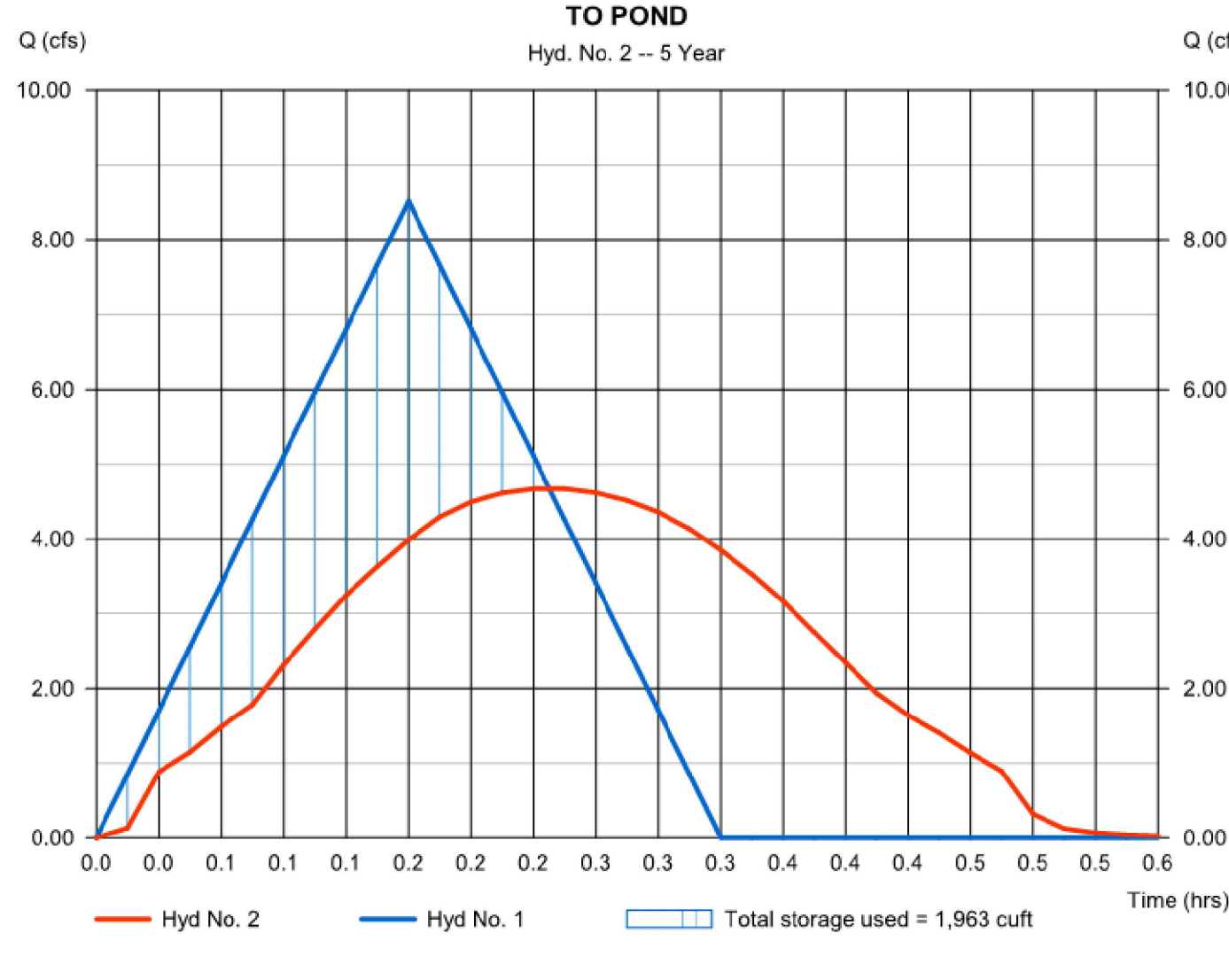
Storage indication method used.



Hydrograph type = Reservoir
Storm frequency = 5 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 4.672 cfs
Time to peak = 0.25 hrs
Hyd. volume = 5,110 cuft
Max. Elevation = 551.25 ft
Max. Storage = 1,963 cuft

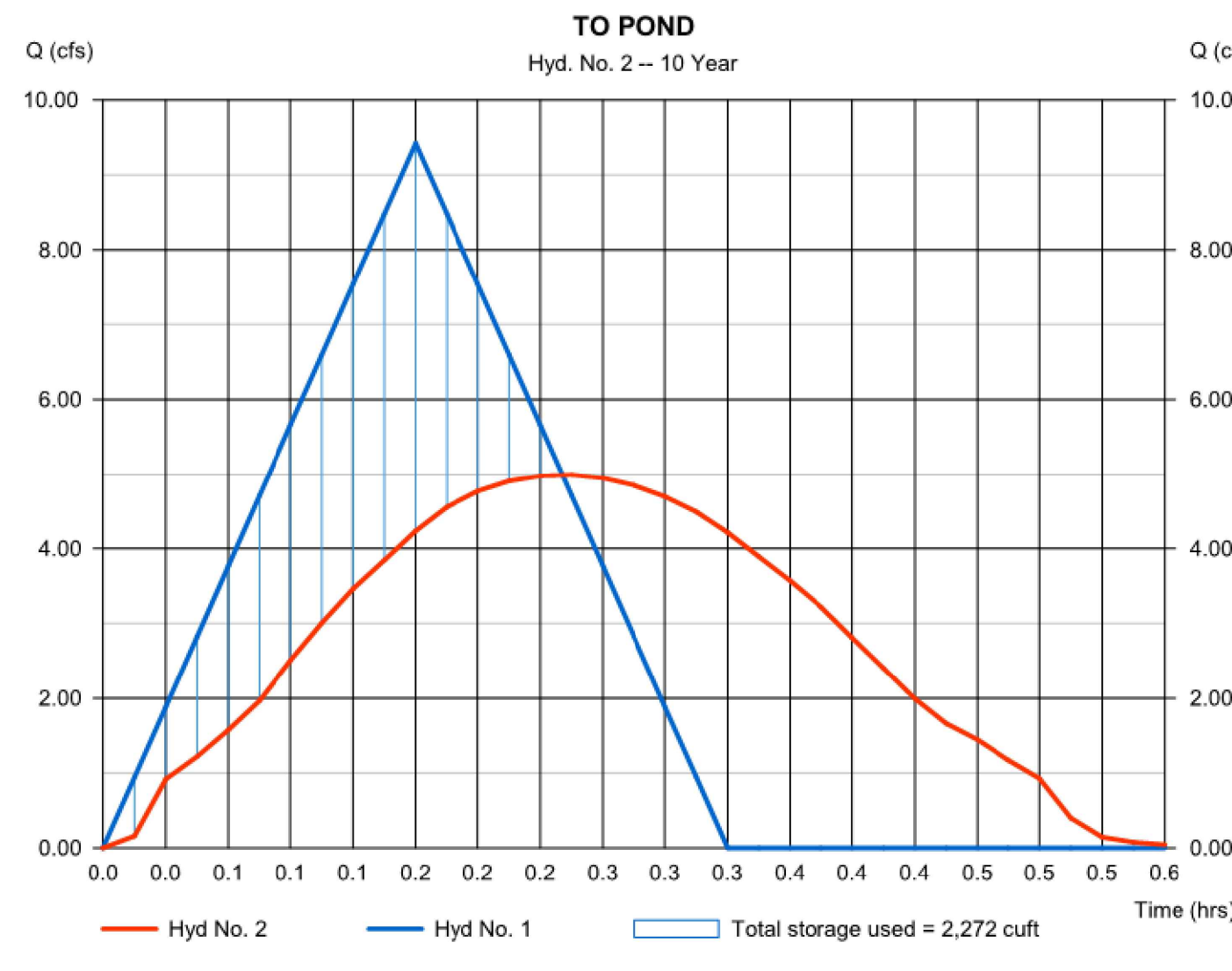
Storage indication method used.



Hydrograph type = Reservoir
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 4.988 cfs
Time to peak = 0.25 hrs
Hyd. volume = 5,653 cuft
Max. Elevation = 551.45 ft
Max. Storage = 2,272 cuft

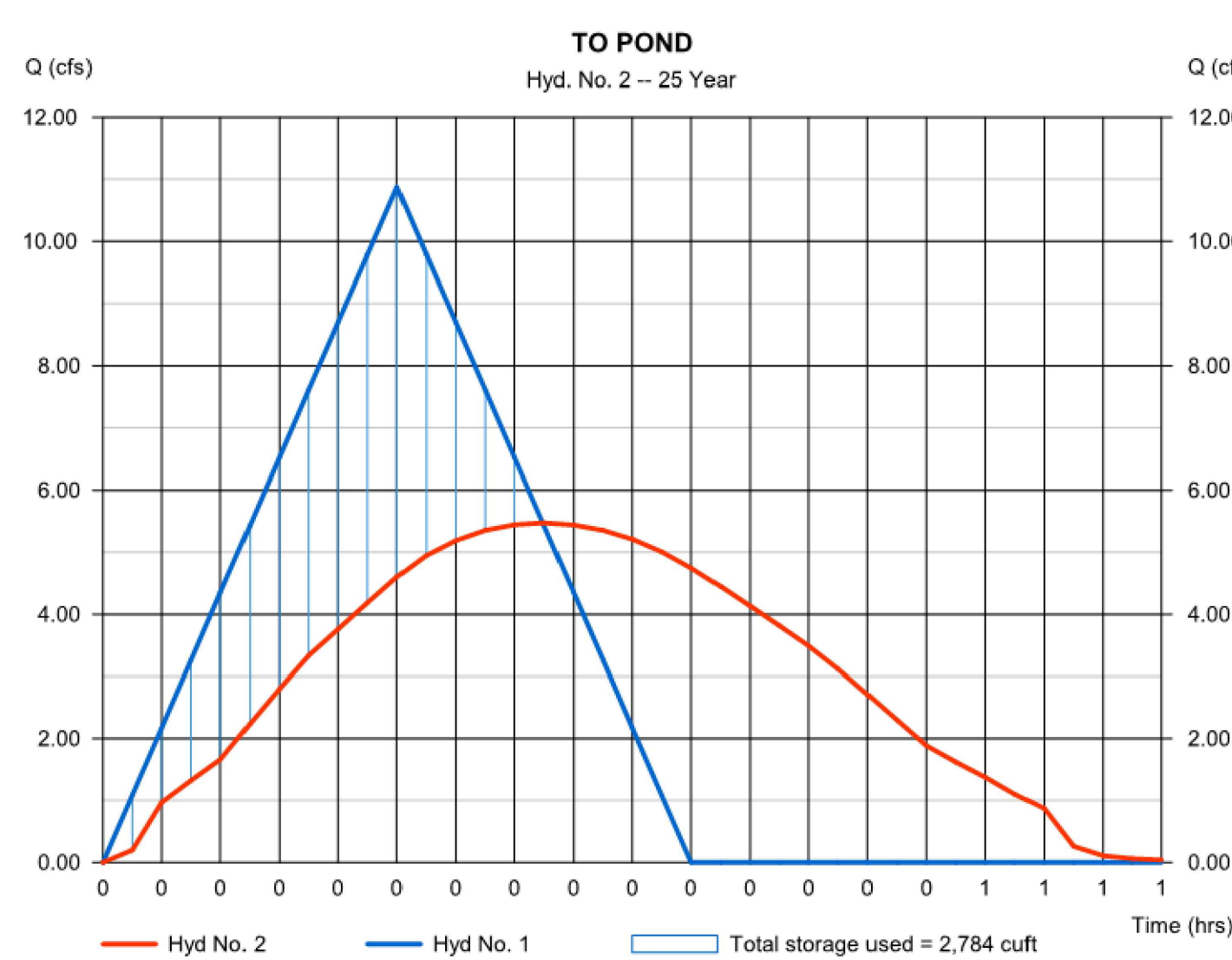
Storage indication method used.



Hydrograph type = Reservoir
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 5.471 cfs
Time to peak = 0.25 hrs
Hyd. volume = 6,523 cuft
Max. Elevation = 551.77 ft
Max. Storage = 2,784 cuft

Storage indication method used.



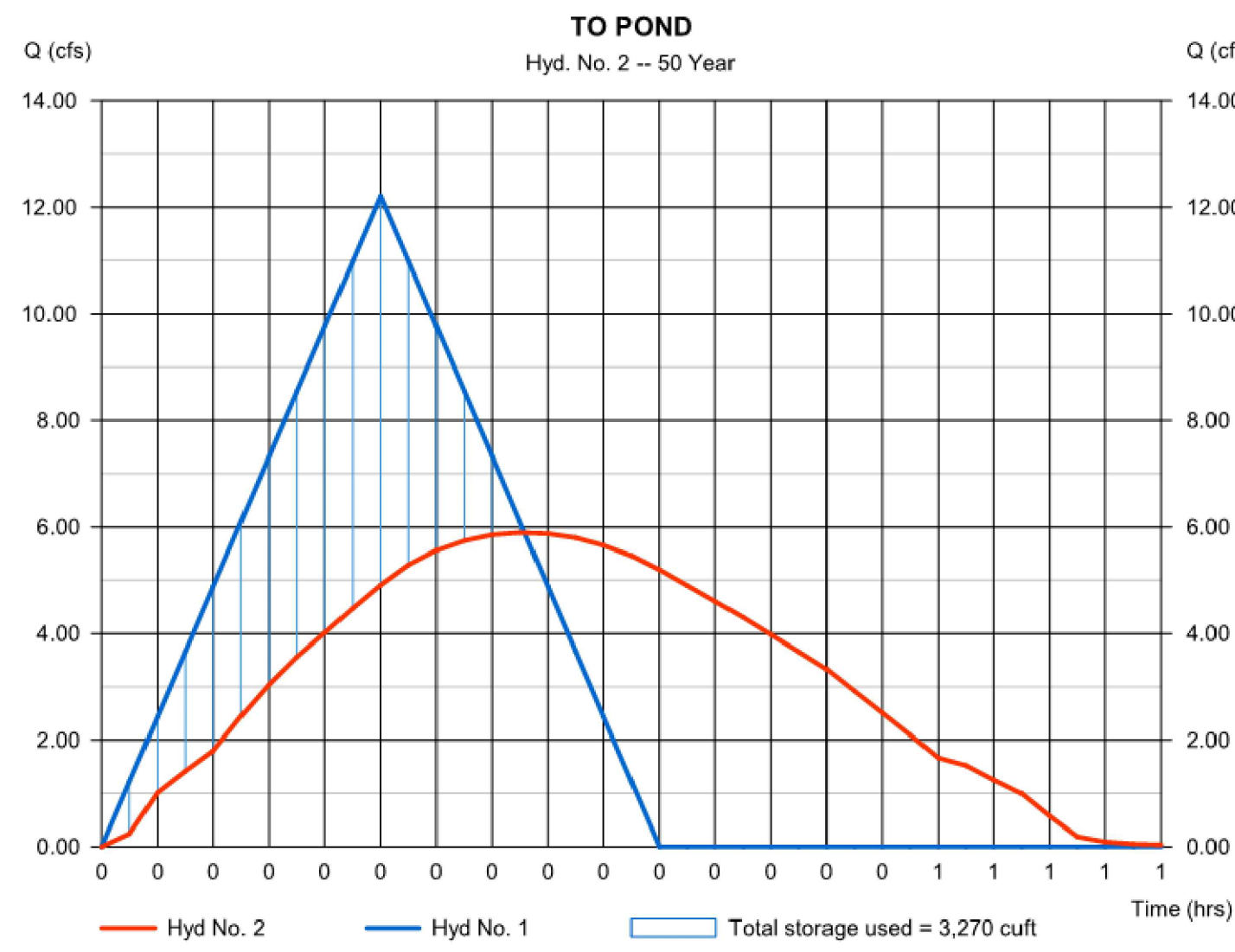
PIPE DETENTION 'F' CALCULATIONS

PEAK ALLOWABLE DISCHARGE - 12" RCP OUTLET CONTROL 6.16 CFS
PEAK INFLOW - AREAS "A" AND "F" (6.4 + 7.0) 13.4 CFS
FLOW RATE DETAINED 7.24 CFS
STORAGE REQUIRED 3,571 CU. FT.
STORAGE PROVIDED 7,815 CU. FT.

Hydrograph type = Reservoir
Storm frequency = 50 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 5.894 cfs
Time to peak = 0.25 hrs
Hyd. volume = 7,325 cuft
Max. Elevation = 552.09 ft
Max. Storage = 3,270 cuft

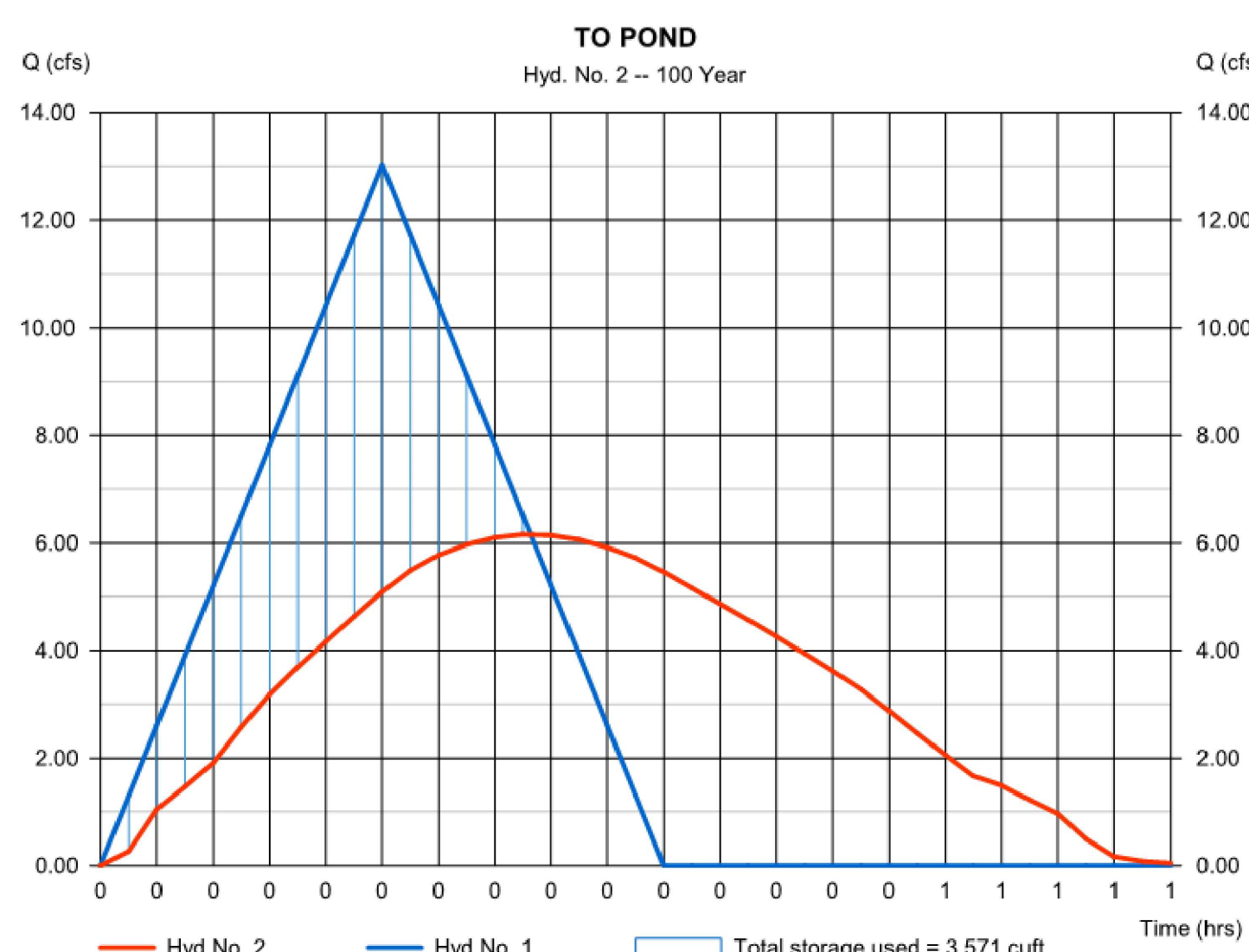
Storage indication method used.



Hydrograph type = Reservoir
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyd. No. = 1 - BASIN F
Reservoir name = <New Pond>

Peak discharge = 6.157 cfs
Time to peak = 0.25 hrs
Hyd. volume = 7,815 cuft
Max. Elevation = 552.30 ft
Max. Storage = 3,571 cuft

Storage indication method used.



Pond Data

UG Chambers -Invert elev. = 549.00 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 400.00 ft, No. Barrels = 1, Slope = 0.30%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	549.00	n/a	0	0
0.52	549.52	n/a	64	64
1.04	550.04	n/a	310	374
1.56	550.56	n/a	584	959
2.08	551.08	n/a	746	1,705
2.60	551.60	n/a	810	2,515
3.12	552.12	n/a	809	3,324
3.64	552.64	n/a	746	4,070
4.16	553.16	n/a	584	4,654
4.68	553.68	n/a	309	4,964
5.20	554.20	n/a	64	5,028

PIPE BASIN "F" CALULATIONS

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Notes

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Client/Project

Highland Park ISD

University Park ES Rebuild

3505 Amherst Ave
Dallas TX 75225

Title

PROPOSED DRAINAGE
CALCULATIONS

Project No.

214000361

Revision

Scale

AS SHOWN

Drawing No.

CG 1.8

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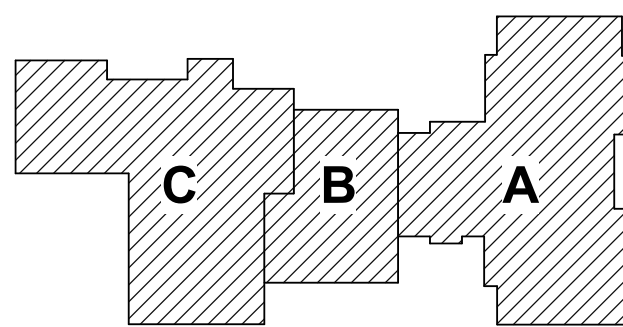
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Consultant Type

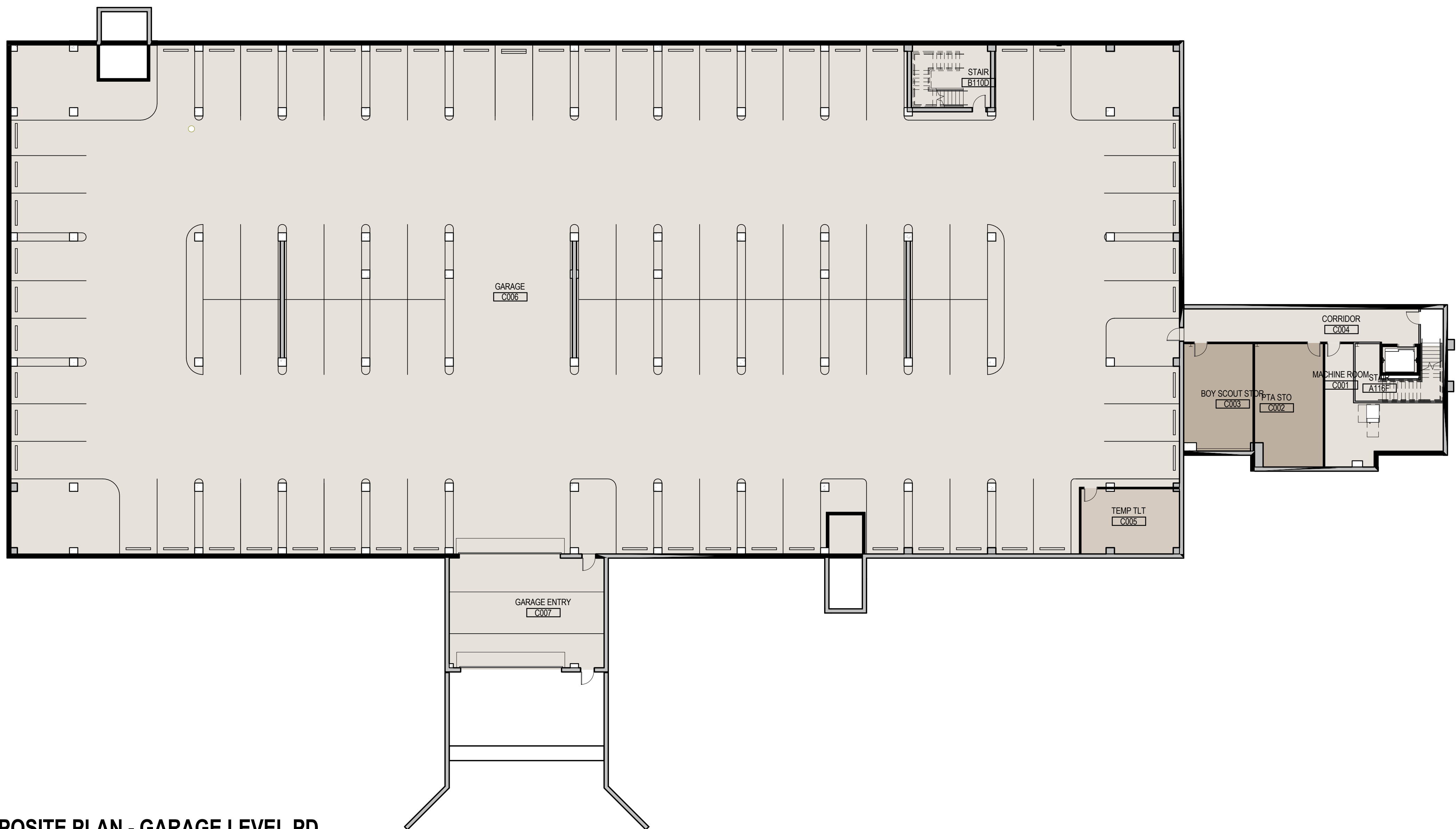
Consultant Name

Legend



Notes

1 COMPOSITE PLAN - GARAGE LEVEL PD
PD111 1/16" = 1'-0"



F2 FIRST LEVEL FLOOR PLAN
PD111 1/16" = 1'-0"



Revision	By	Appd	YYYY.MM.DD
CD 50%	Author	Approver	2017.02.17
Issued	By	Appd	YYYY.MM.DD

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Client/Project

Highland Park ISD

University Park ES Rebuild

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Dallas TX 75225

Title

GARAGE & FIRST FLOOR PLAN

Project No.

214000361

Revision

Scale

1/16" = 1'-0"

Drawing No.

PD111

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Consultant Type

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Issued	By	Appd	YYYY.MM.DD

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University Park ES Rebuild

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SECOND LEVEL FLOOR PLAN

Project No.
214000361

Scale
1/16" = 1'-0"

Revision

Drawing No.

PD121



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Highland Park ISD

University Park ES Rebuild

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Title
THIRD LEVEL FLOOR PLAN

Project No.
214000361

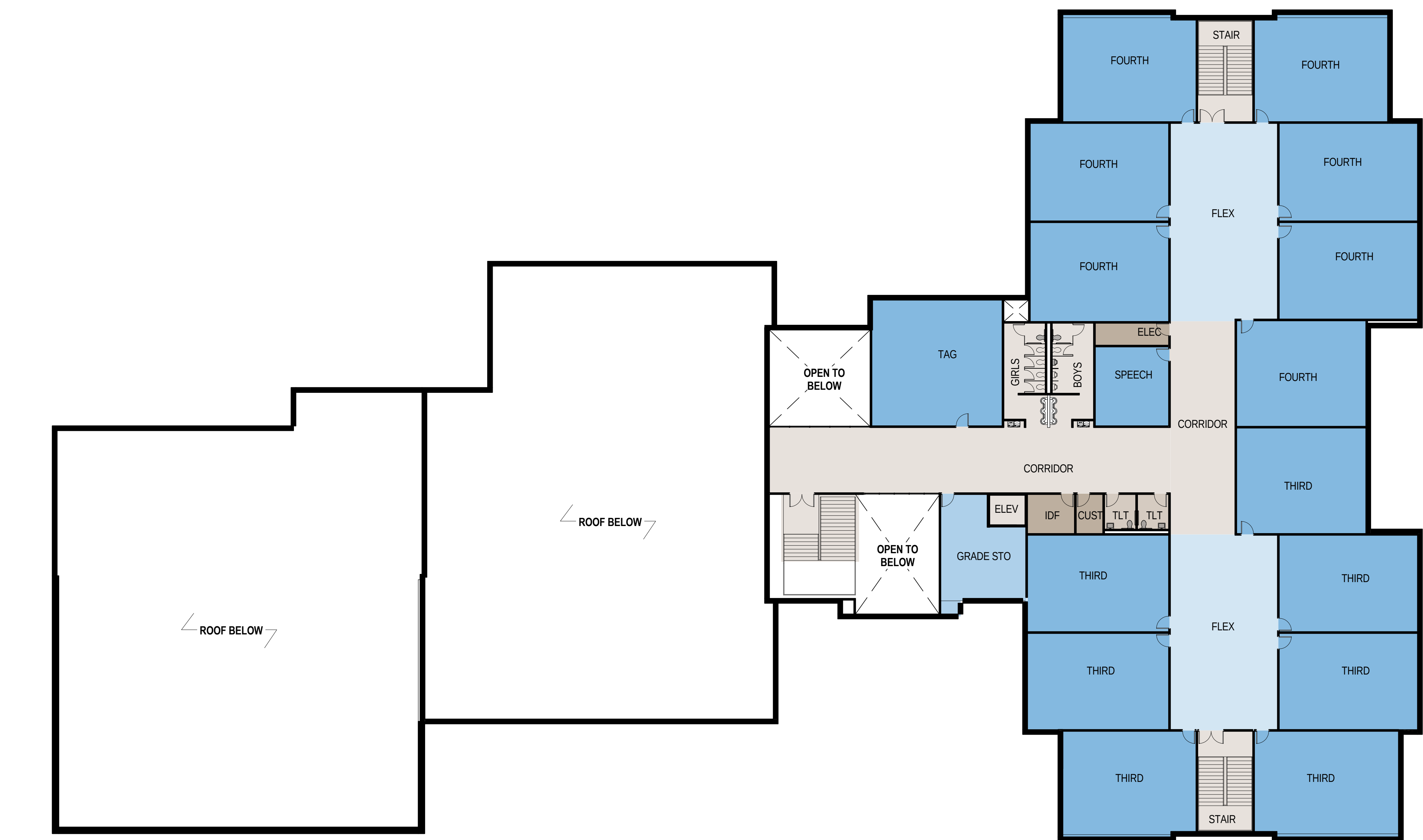
Scale
1/16" = 1'-0"

Revision

Drawing No.

1

PD131



F3
PD131

THIRD LEVEL FLOOR PLAN

1/16" = 1'-0"

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Revision	By	Appd	YYYYMMDD
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Client/Project

Highland Park ISD

University Park ES Rebuild

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Dallas TX 75225

Title

EXTERIOR ELEVATIONS

Project No.

214000361

Revision

Scale

1/16" = 1'-0"

Drawing No.

PD201



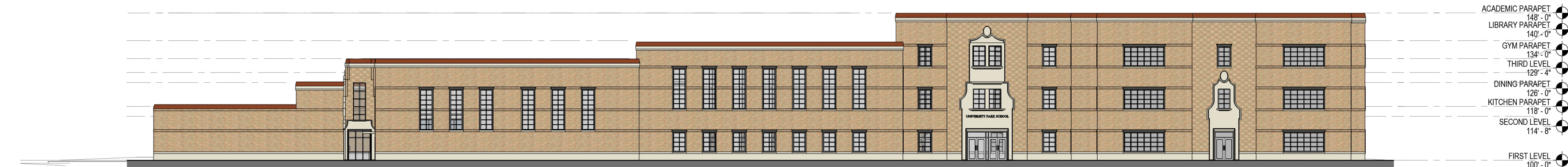
A1 NORTH ELEVATION

PD201 1/16" = 1'-0"



C1 EAST ELEVATION

PD201 1/16" = 1'-0"



E1 SOUTH ELEVATION

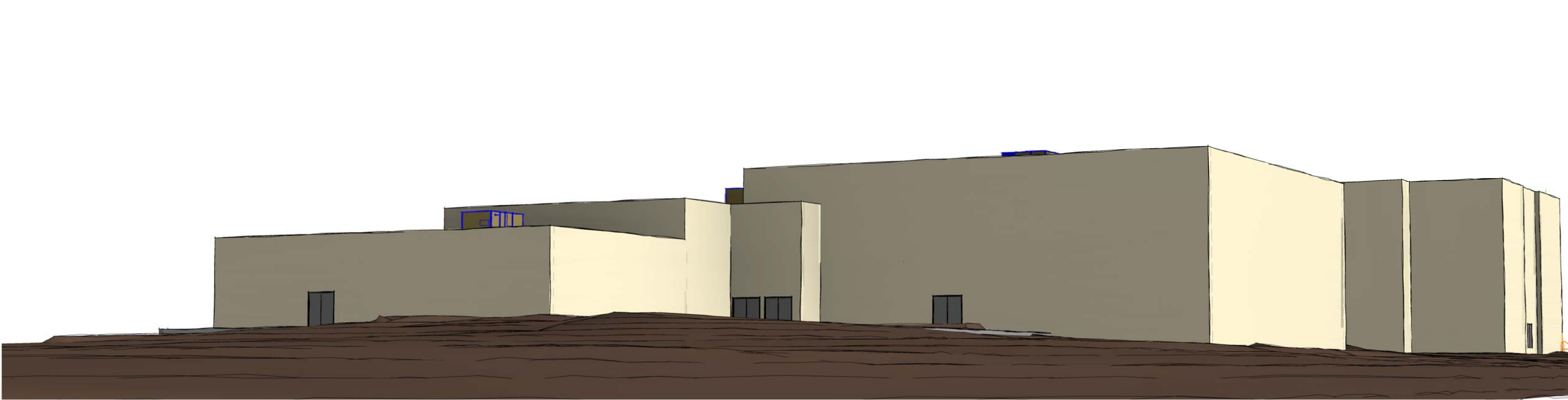
PD201 1/16" = 1'-0"



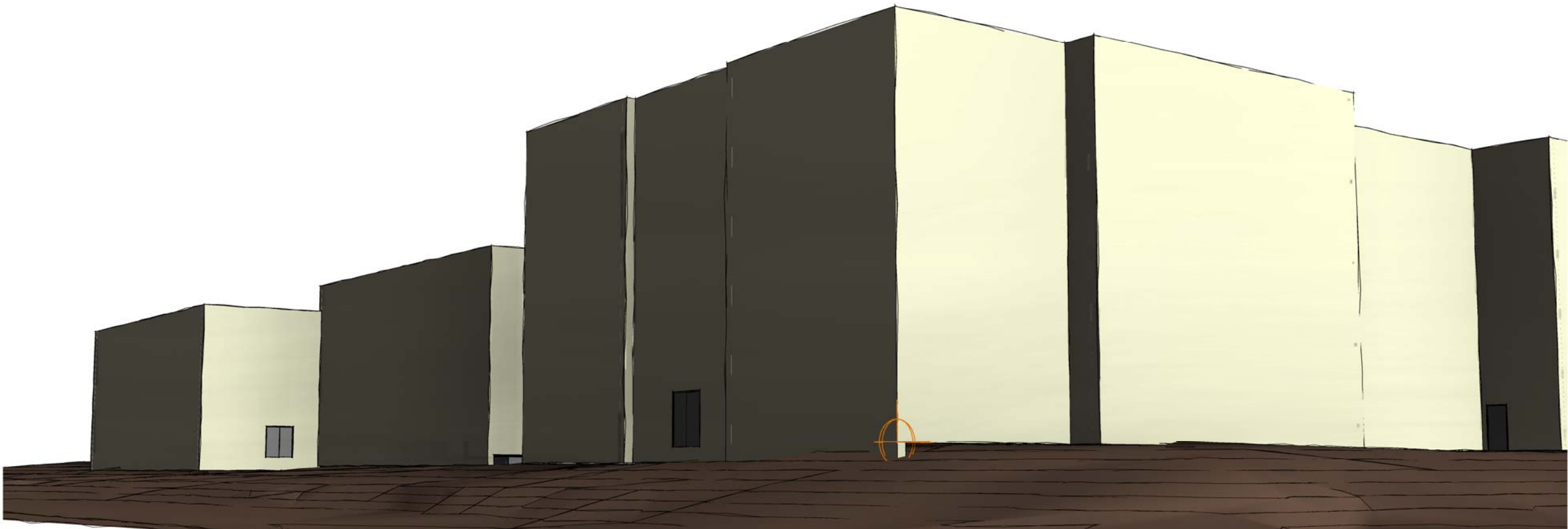
F1 WEST ELEVATION

PD201 1/16" = 1'-0"

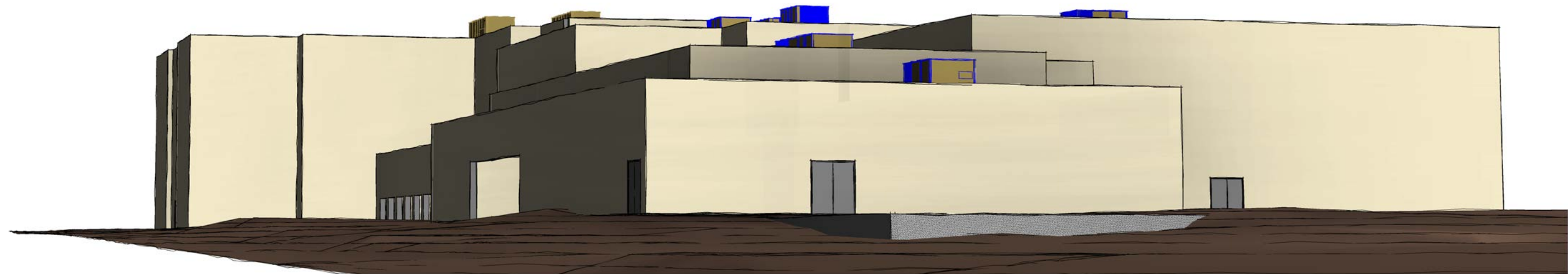
NOTE:
MASSING PERSPECTIVES FOR RTUS SHOWN WITHOUT SCREEN WALLS
TOP OF WORST CASE SCREEN WALL TO BE 54' IF REQUIRED



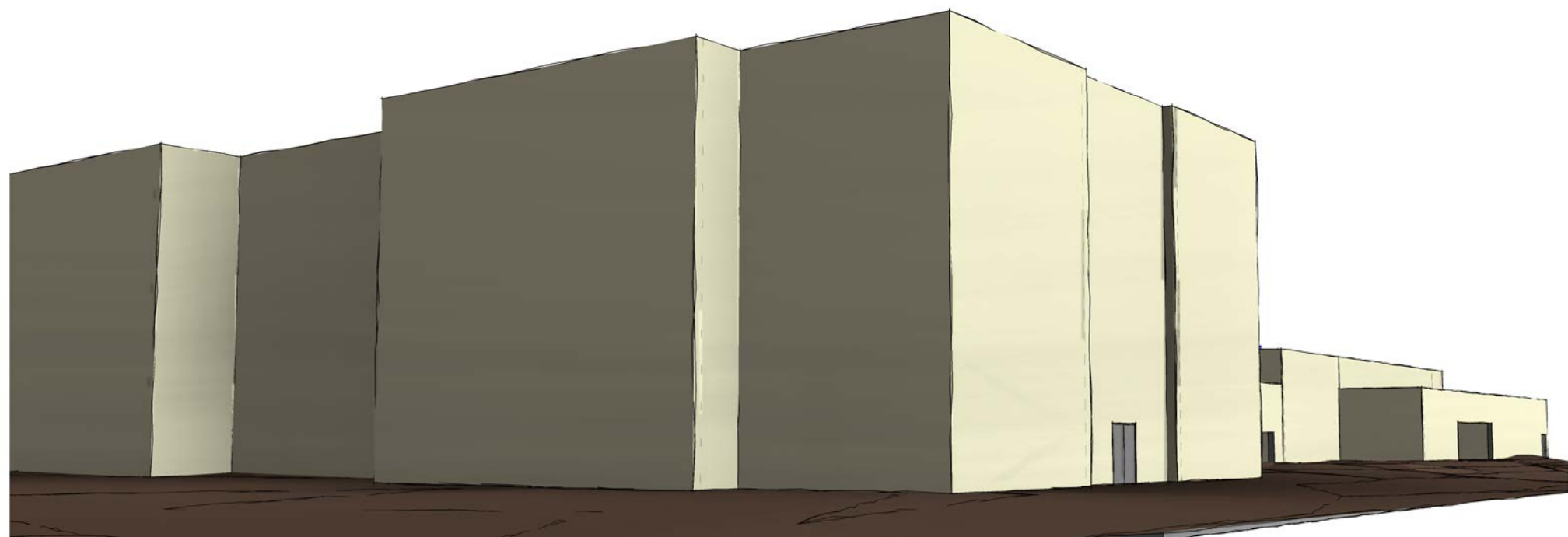
B1
PD210 Thackery/Lovers towards Gym/Kitchen



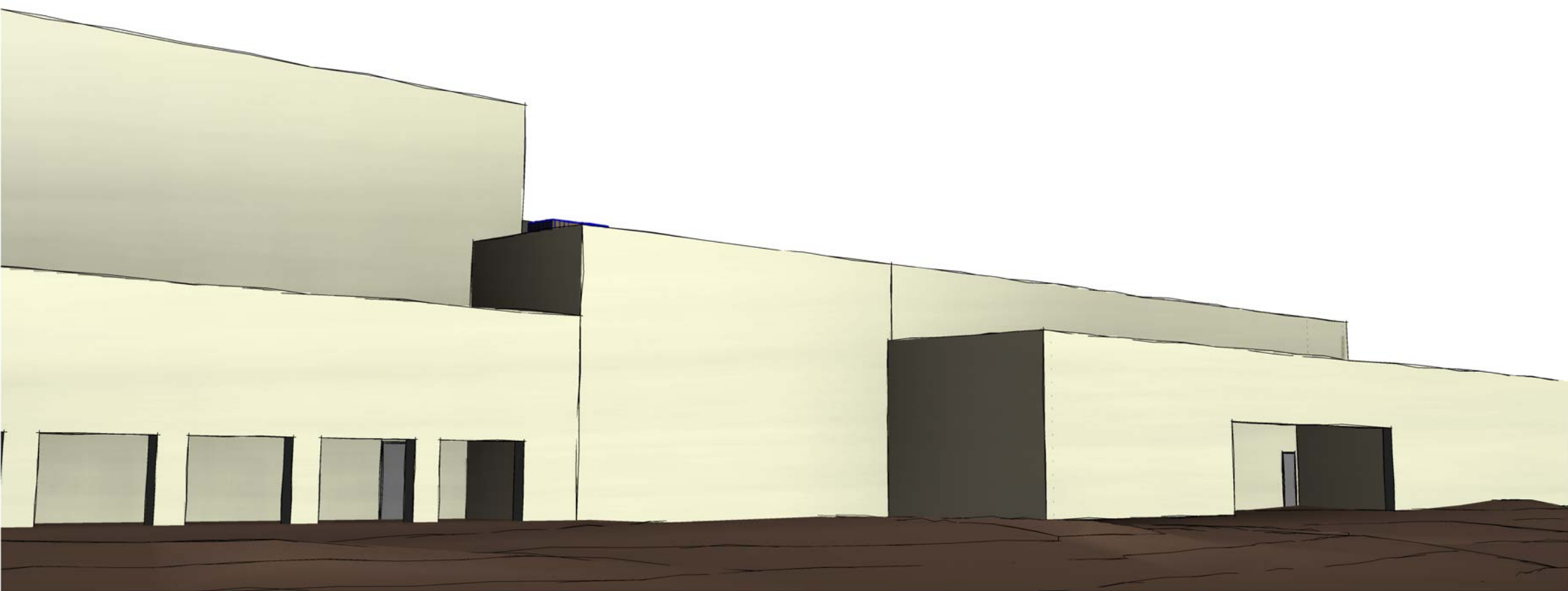
B5
PD210 Lovers/Dickens Toward Building



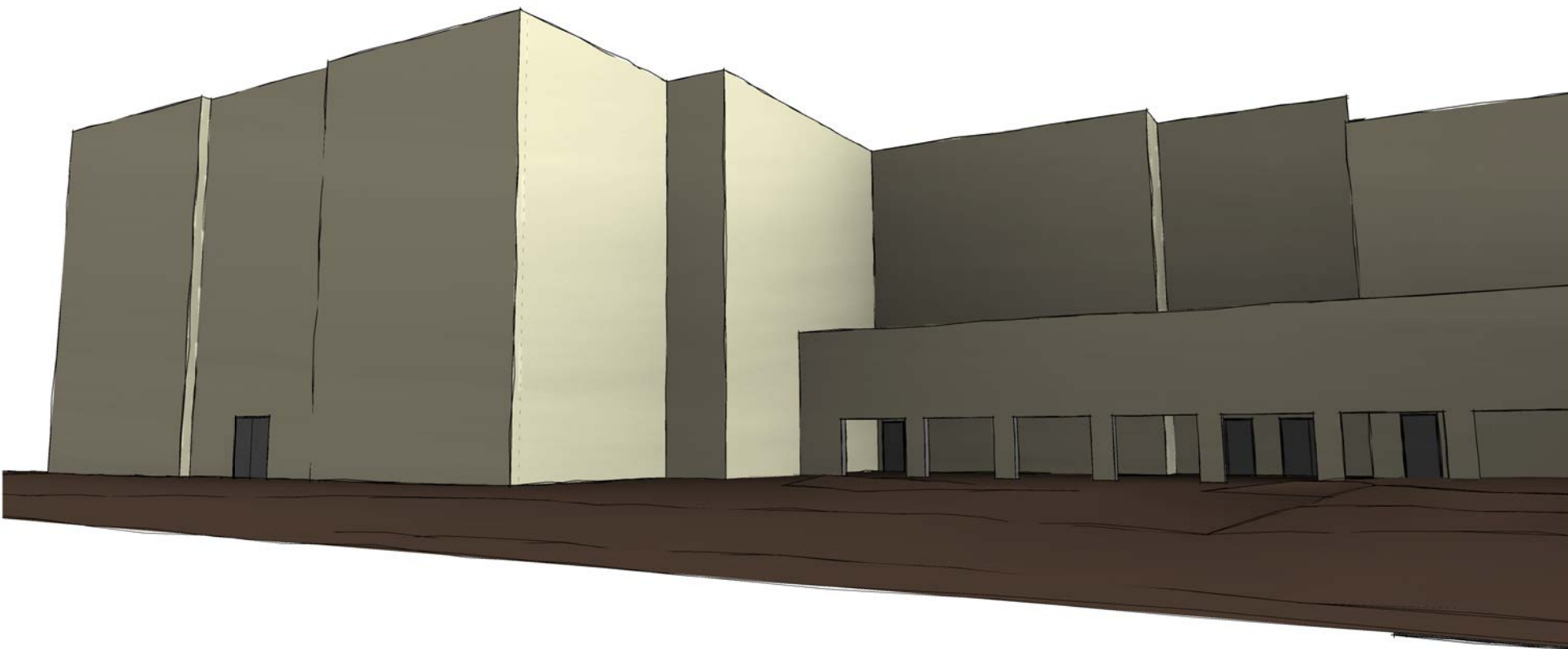
C1
PD210 Thackery/Amherst towards School



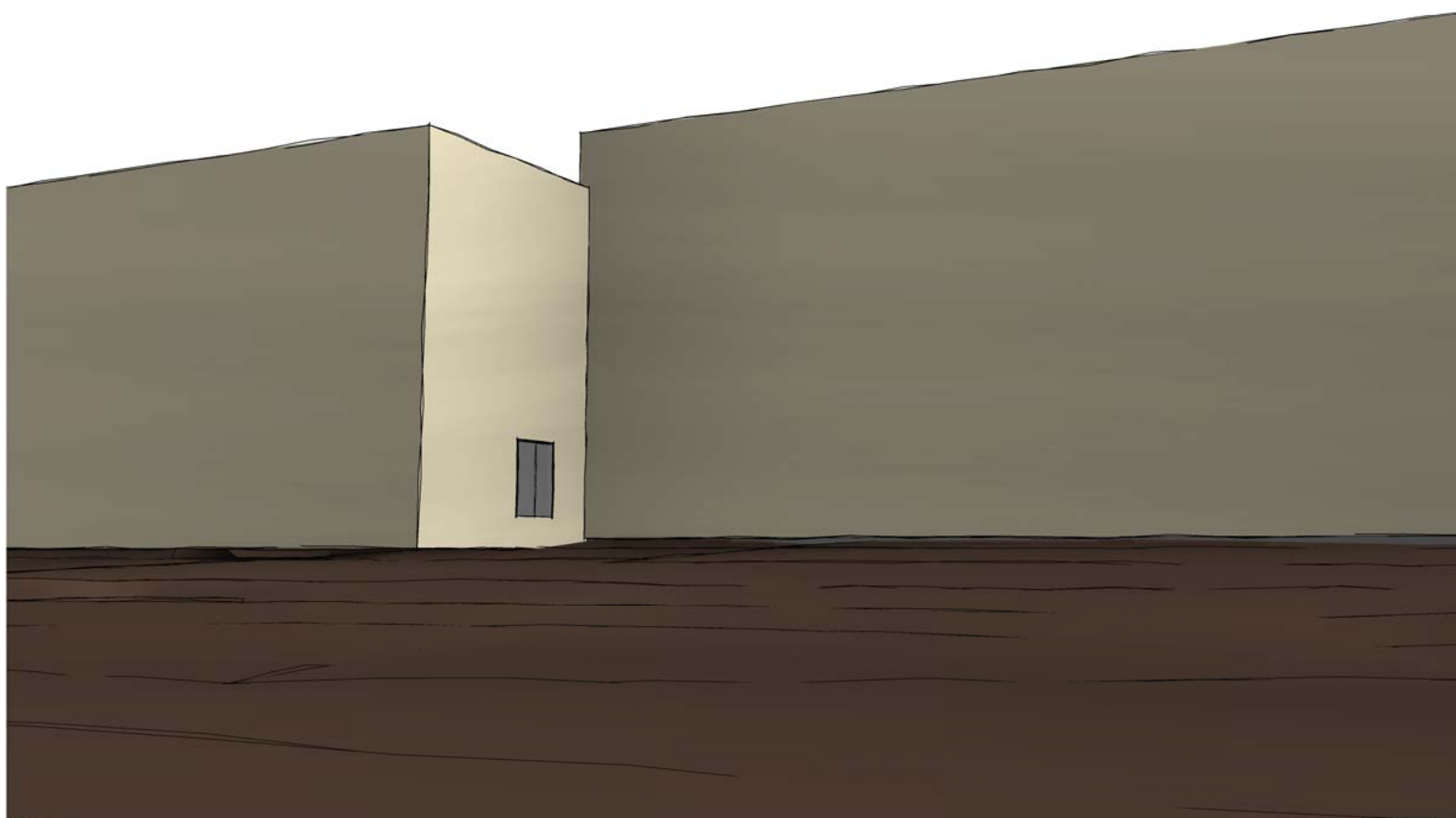
C5
PD210 Amherst/Dickens toward Building



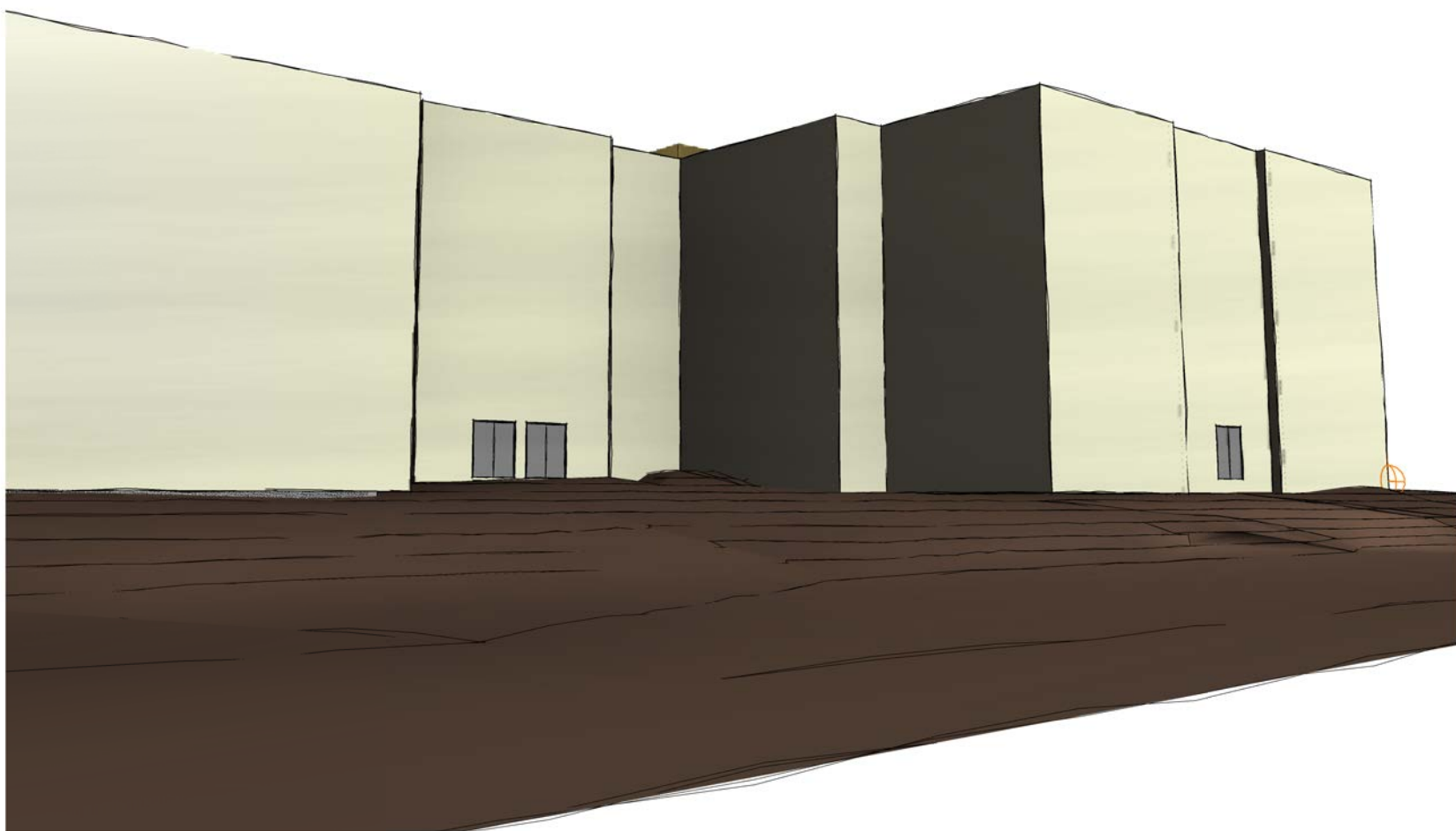
E1
PD210 Across Amherst toward Dining/Kitchen



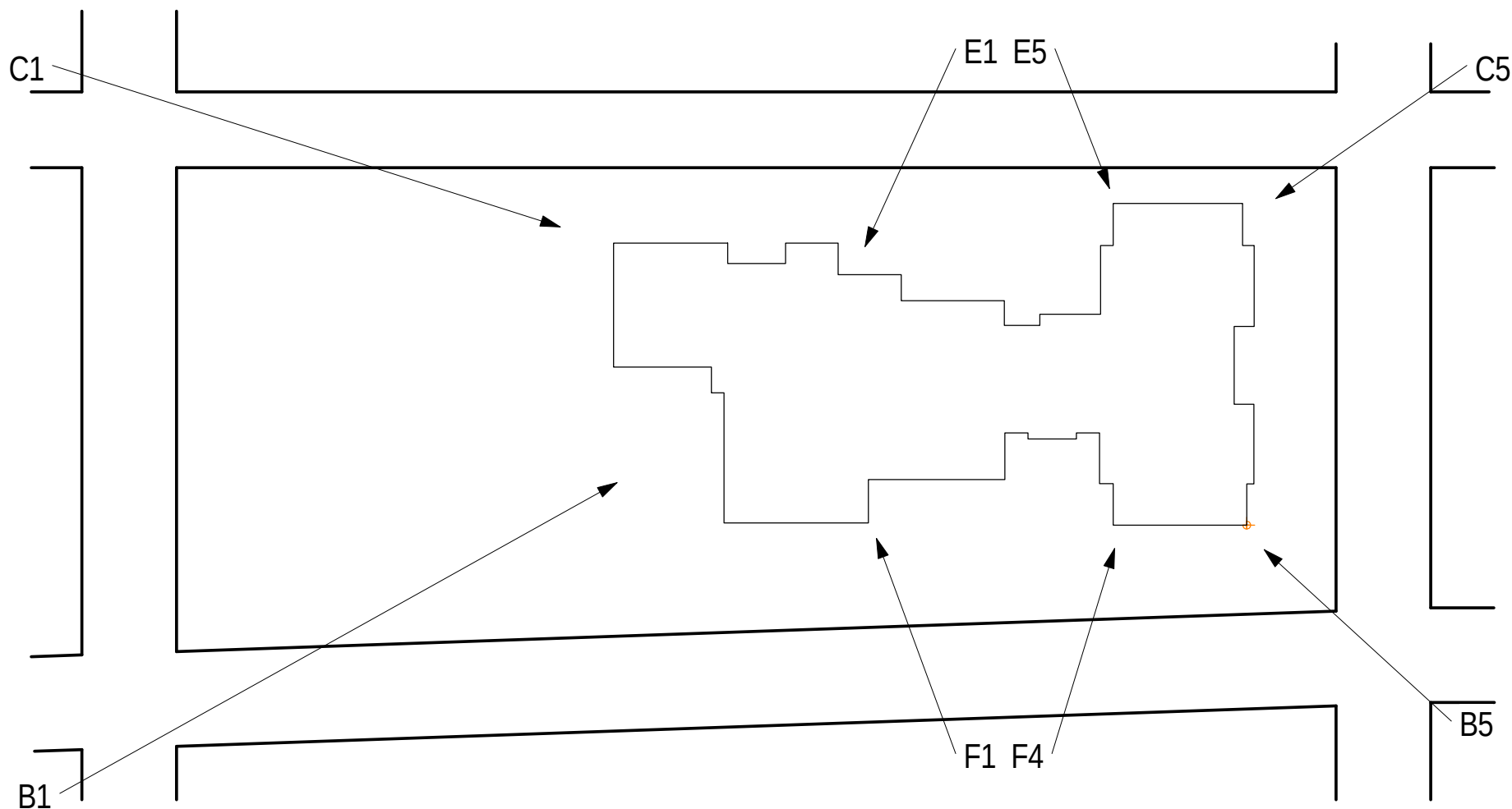
E5
PD210 Across Amherst toward Classrooms



F1
PD210 Lovers Crosswalk towards Gym



F4
PD210 Lovers Crosswalk towards Classroom



F6
PD210 **PERSPECTIVE KEY**
1" = 100'-0"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF UNIVERSITY PARK, BY APPROVING AN AMENDED DETAILED SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT 15 "PD-15" FOR UNIVERSITY PARK ELEMENTARY SCHOOL, THE PROPERTY BEING DESCRIBED AS LOTS 1-26, BLOCK C, OF THE UNIVERSITY HEIGHTS ADDITION REVISED, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 383, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3505 AMHERST; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day of _____ 2017.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY