



- LEGEND**
- PROPOSED CURB
 - LIMITS OF PAVEMENT SAWCUT
 - PROPOSED GRATE INLET
 - PROPOSED STORM MH
 - FUTURE PARKING OR PLAYFIELD

SITE DATA SUMMARY TABLE
LOTS 1 & 2, BLOCK 1
ZONING: PD-33

SITE AREA:
129,960 SF
2.983 ACRES

EXIST DEVELOPMENT:

BLOCK 1:	PERMEABLE 0.320 ACRES	IMPERMEABLE 0.805 ACRES
BLOCK 2:	PERMEABLE 0.680 ACRES	IMPERMEABLE 1.172 ACRES

PROP DEVELOPMENT:

BLOCK 1:	PERMEABLE 0.130 ACRES	IMPERMEABLE 0.995 ACRES
BLOCK 2:	PERMEABLE 0.964 ACRES	IMPERMEABLE 0.889 ACRES

PARKING COUNT:
EXIST DEVELOPMENT:
BLOCK 1 - 17 HEAD IN SPACES
BLOCK 2 - 13 HEAD IN SPACES
PROP DEVELOPMENT:
BLOCK 1 - 110 SPACES + 5 HCAP (1 VAN)
BLOCK 2 - 98 SPACES + 4 HCAP (1 VAN)

PROP USE:
THE PLAYFIELD WILL BE USED TO REPLACE THE PLAYFIELDS AT HIGHLAND PARK MIDDLE SCHOOL THAT IS DECOMMISSIONED DURING CONSTRUCTION OF SITE IMPROVEMENTS. THE FIELD WILL BE USED BY ORGANIZED SEASONAL TEAM SPORTS DURING THE EVENINGS. HIGHLAND PARK SOCCER ACADEMY, 30-60 KIDS DURING THE FALL AND SPRING, AND CITY YOUTH LACROSSE, 25-50 KIDS DURING FALL, AND IS OTHERWISE AVAILABLE FOR PUBLIC USE ON A FIRST-COME-FIRST-SERVED BASIS. ALL PARKING FOR THE FIELDS CAN BE ACCOMMODATED IN THE NEW PARKING LOTS

TDLR PROJECT NO.: EABPRJB7817713

BENCHMARKS:
BM#1 - SQUARE CUT AT THE BACK OF 4' INLET, SOUTH SIDE OF LOVERS LANE, 182'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 565.77')
BM#2 - SQUARE CUT ON TOP OF CURB, EAST SIDE OF ALLEY RETURN, ON THE SOUTH SIDE OF HYER STREET, 158'± WEST OF THE CENTERLINE OF PRESTON ROAD. (ELEVATION = 562.81')

REMOVAL OF SANITARY SEWER LATERALS & WATER METERS

LOCATION	TYPE	DISTANCE
4113 LOVERS LANE	SS LAT	106.5' E.O.W.
	WTR METER	98' E.O.W.
	WTR METER	100' E.O.W.
4112 HYER STREET	SS LAT	74.5' E.O.W.
	WTR METER	9' E.O.W.
	WTR METER	84.75' E.O.W.
4113 HYER STREET	SS LAT	86.5' E.O.W.
	WTR METER	148.5' E.O.W.
	WTR METER	141.2' E.O.W.
4112 GRASSMERE LANE	SS LAT	199.5' E.O.W.
	WTR METER	127.7' E.O.W.
	WTR METER	129.6' E.O.W.
4120 GRASSMERE LANE	SS LAT/CO	65.9' E.O.W.
	WTR METER	5' E.O.W.

CONCEPT SITE PLAN
HPISD HIGH SCHOOL
PLAYFIELD AND PARKING LOTS
RAYMOND L. GOODSON JR. INC.
CITY OF UNIVERSITY PARK, TEXAS

DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	9/11/17	1"=30'		16	402
JOB NO.	16402	SUBMITTAL: CONCEPT SITE PLAN				