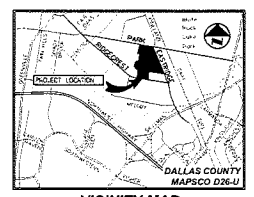
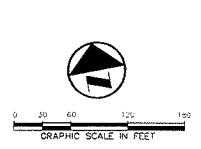
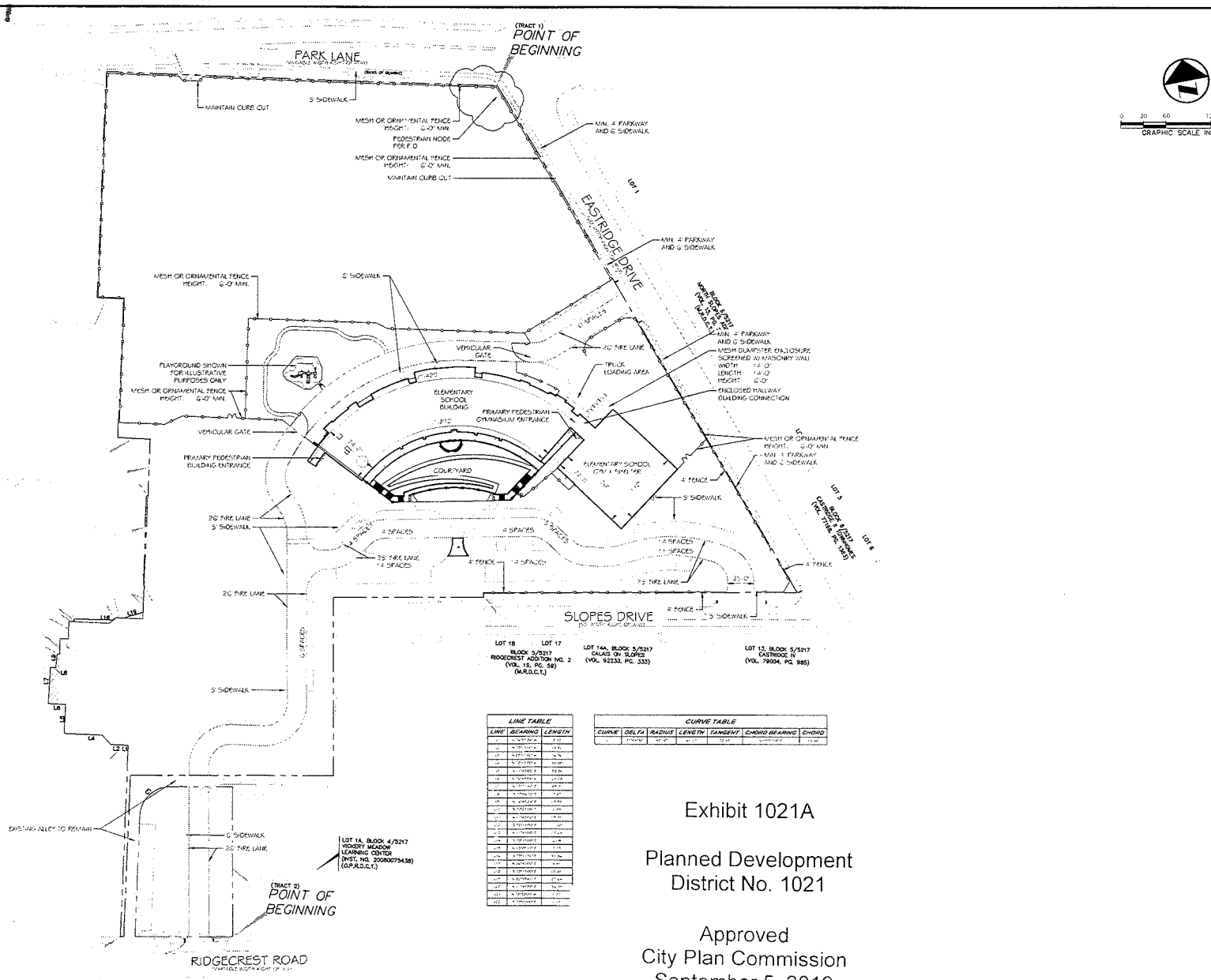


191612  
31347



**SITE AND BUILDING SUMMARY**

**SITE DESCRIPTION**  
 ADDRESS: 6397 RIDGECREST ROAD, DALLAS, TX  
 TOTAL LAND ACRES: 369.023 SF (11.0.520 AC)  
 TOTAL BUILDING FOOTPRINT: 42,000 SF  
 TOTAL LOT COVERAGE: 7.7%  
 CURRENT ZONING: MF-2(A)

**PROPOSED CONSTRUCTION/SCOPE OF WORKS**  
 NEW BUILDING - CLASSROOMS, GYMNASIUM, ASSOCIATED SUPPORT AREAS AND ASSOCIATED SITE INFRASTRUCTURE

**TORNADO SHELTER REQUIREMENTS**  
 AS PER 2014 IBC 503A TORNADO SHELTER IS REQUIRED AND WILL BE PROVIDED FOR THE NEW PROPOSED GYMNASIUM

**FACILITY DESCRIPTION**  
 PROPOSED FACILITY: THREE STORY KINDERGARTEN THRU 5TH GRADE SCHOOL  
 PROPOSED ELEMENTARY CLASSROOMS AND GYMNASIUM  
 GROSS BUILDING AREA: 63,000 SF

**CLASSROOM QUANTITY ANALYSIS**  
 PRE-K THRU 5TH GRADE CORE CLASSROOMS: 37  
 BUILDING HEIGHT: MAX 40 FT

**PARKING ANALYSIS**  
 CURRENT PROPOSED SCOPE OF WORK WILL REQUIRE ADDITIONAL PARKING SPACES TO MEET DALLAS OFF-STREET PARKING CRITERIA (SAC 3-1-1 2014 - EDUCATIONAL USE, PUBLIC AND PRIVATE SCHOOL)

1-3 PARKING SPACES PER EACH GRADE LEVEL UNDER 150 TO 5TH GRADE CLASSROOMS  
 1-3 X 33 CLASSROOMS = 48 SPACES

PROPOSED OFF-STREET PARKING:  
 STANDARD SPACES = 22 SPACES  
 HANDICAP SPACES = 3 SPACES  
 TOTAL OFF-STREET PARKING SPACES PROVIDED = 25 SPACES

**NOTE:**  
 SIDEWALK ON EASTRIDGE DRIVE BETWEEN PARK LANE AND SLOPES DRIVE TO BE MAINTAINED WIDE WITH A MINIMUM 4' PARKWAY BALK OF CURB. SIDEWALK TO BE LOCATED IN R.O.W. SIDEWALK EXISTENT

**LINE TABLE**

LINE	BEARING	LENGTH
1	N 0° 00' 00" E	10.00
2	S 89° 59' 59" W	10.00
3	N 0° 00' 00" E	10.00
4	S 89° 59' 59" W	10.00
5	N 0° 00' 00" E	10.00
6	S 89° 59' 59" W	10.00
7	N 0° 00' 00" E	10.00
8	S 89° 59' 59" W	10.00
9	N 0° 00' 00" E	10.00
10	S 89° 59' 59" W	10.00
11	N 0° 00' 00" E	10.00
12	S 89° 59' 59" W	10.00
13	N 0° 00' 00" E	10.00
14	S 89° 59' 59" W	10.00
15	N 0° 00' 00" E	10.00
16	S 89° 59' 59" W	10.00
17	N 0° 00' 00" E	10.00
18	S 89° 59' 59" W	10.00
19	N 0° 00' 00" E	10.00
20	S 89° 59' 59" W	10.00
21	N 0° 00' 00" E	10.00
22	S 89° 59' 59" W	10.00

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	90.00	10.00	10.00	0.00	0.00	10.00
2	90.00	10.00	10.00	0.00	0.00	10.00
3	90.00	10.00	10.00	0.00	0.00	10.00
4	90.00	10.00	10.00	0.00	0.00	10.00
5	90.00	10.00	10.00	0.00	0.00	10.00
6	90.00	10.00	10.00	0.00	0.00	10.00
7	90.00	10.00	10.00	0.00	0.00	10.00
8	90.00	10.00	10.00	0.00	0.00	10.00
9	90.00	10.00	10.00	0.00	0.00	10.00
10	90.00	10.00	10.00	0.00	0.00	10.00
11	90.00	10.00	10.00	0.00	0.00	10.00
12	90.00	10.00	10.00	0.00	0.00	10.00
13	90.00	10.00	10.00	0.00	0.00	10.00
14	90.00	10.00	10.00	0.00	0.00	10.00
15	90.00	10.00	10.00	0.00	0.00	10.00
16	90.00	10.00	10.00	0.00	0.00	10.00
17	90.00	10.00	10.00	0.00	0.00	10.00
18	90.00	10.00	10.00	0.00	0.00	10.00
19	90.00	10.00	10.00	0.00	0.00	10.00
20	90.00	10.00	10.00	0.00	0.00	10.00
21	90.00	10.00	10.00	0.00	0.00	10.00
22	90.00	10.00	10.00	0.00	0.00	10.00

Exhibit 1021A  
 Planned Development  
 District No. 1021  
 Approved  
 City Plan Commission  
 September 5, 2019

2189-179

DEVELOPMENT PLAN

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.255.2031 TX REG. ENGINEERING FIRM E-14429 TX REG. SURVEYING FIRM LS-101932803

**DEVELOPMENT PLAN**  
**JILL STONE-HOTCHKISS RELIEF**  
**ELEMENTARY SCHOOL**  
**DALLAS ISD**  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	ORR	SEPT 2019	1"=60'			L1.00

PK FILE: 3545-18-229

JILL STONE-HOTCHKISS ELEMENTARY SCHOOL