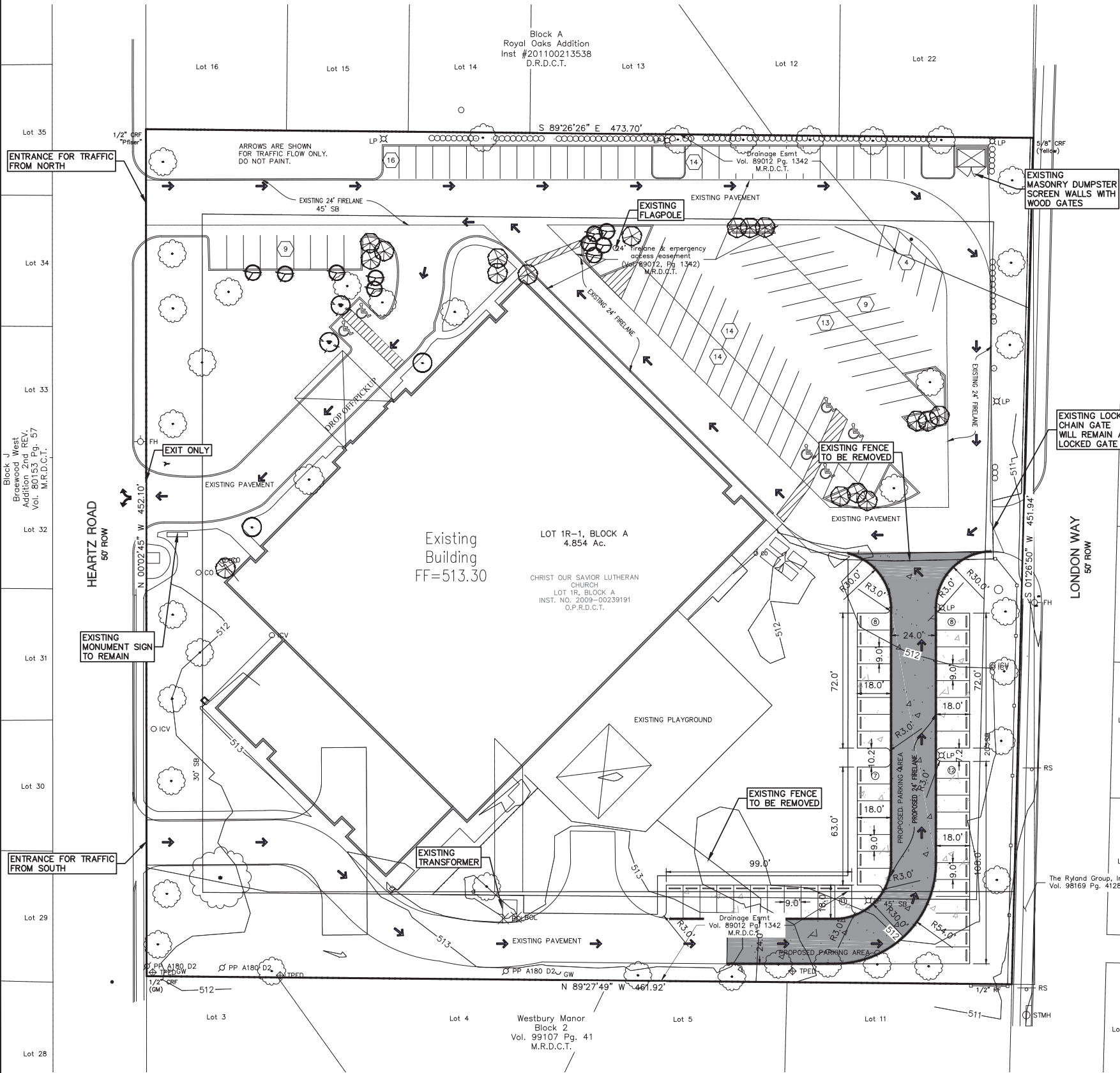


Exhibit "D"



LEGEND

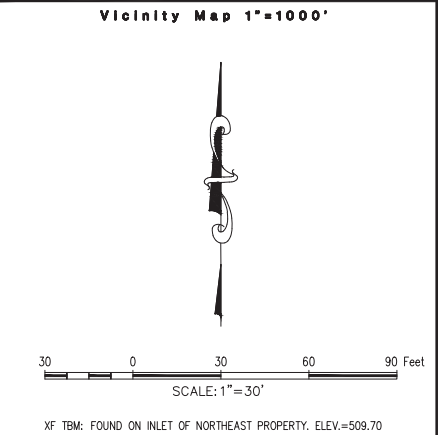
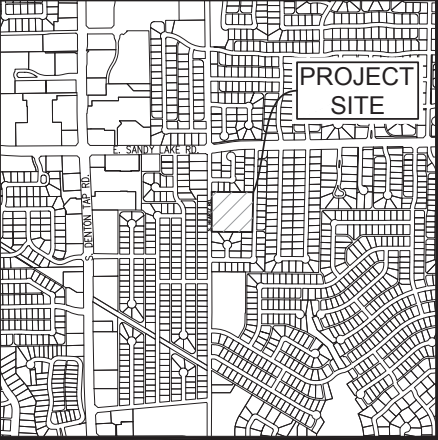
ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		

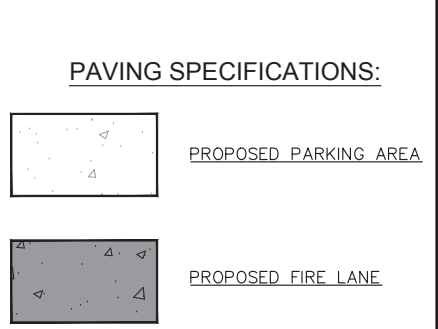
LINE & SYMBOLS:

Existing:	Contours	Proposed:
---500---501---	Asphalt Pavement	---501---500---
---500---501---	Wood Fence	---501---500---
---500---501---	Wrought Iron Fence	---501---500---
---500---501---	Wrought Iron w/ Brick Column	---501---500---
---500---501---	Chain Link Fence	---501---500---
---500---501---	Brick Wall	---501---500---
---500---501---	Centerline of Creek, Swale, or Waterway	---501---500---
---500---501---	Waterline	---501---500---
---500---501---	Sanitary Sewer	---501---500---
---500---501---	Storm Sewer	---501---500---
---500---501---	Overhead Power	---501---500---
---500---501---	Buried Power	---501---500---
---500---501---	Gas Line	---501---500---
---500---501---	Fire Hydrant	---501---500---
---500---501---	Water Valve	---501---500---
---500---501---	Water Meter	---501---500---
---500---501---	Sanitary Sewer Manhole	---501---500---
---500---501---	Guy Wire	---501---500---
---500---501---	Light Pole	---501---500---
---500---501---	Power Pole	---501---500---
---500---501---	Tree	---501---500---
---500---501---	Benchmark	---501---500---

SITE DATA TABLE	
PHYSICAL ADDRESS	140 S. HEARTZ
PROPOSED IMPERVIOUS LOT COVERAGE	60.00%
PROPOSED PERVIOUS LOT COVERAGE	40.00%
EXISTING FLOOR AREA RATIO	0.15 TO 1
SITE AREA	4.854 AC. OR 211,440.8280 SQ. FT.
BUILDING HEIGHT	1-STORY, 32 FT.
BUILDING SIZE	
EX. BUILDING SIZE (19 CLASSROOMS)	32,687 SQ. FT.
ADDITION (6 CLASSROOMS)	6,537 SQ. FT.
TOTAL BUILDING SIZE	39,224 SQ. FT.
EXISTING BUILDING	
EXISTING ZONING	S-1033RS-SF-12 (MAX 500 STUDENTS)
EXISTING USE	CHARTER SCHOOL (K-8TH)
EXISTING PARKING REQUIRED	
CHARTER SCHOOL USE: 1 SPACE PER CLASSROOM + 6	19 CLASSROOMS = 25 SPACES
ADDITION: 1 SPACE PER CLASSROOM + 6	6 CLASSROOMS = 12 SPACES
TOTAL REQUIRED	37 SPACES
EXISTING PARKING PROVIDED	
REGULAR PARKING	95 SPACES
ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING	101 SPACES
PROPOSED PARKING PROVIDED	
REGULAR PARKING	46 SPACES
TOTAL EXISTING AND PROPOSED PARKING	147 SPACES



XF TBM: FOUND ON INLET OF NORTHEAST PROPERTY. ELEV.=509.70



WGA-19000

OWNER/DEVELOPER
WRIGHT GROUP ARCHITECTS-PLANNERS
1430 S. BROADWAY
CARROLLTON, TEXAS
Ph. 972.242.1015
Contact: TERRY WRIGHT

TRAFFIC & SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS, TBPE: 19762
JOSHUA M. BARTON, P.E. #129227
DATE 3/12/2019

C3

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111 Hillside Drive
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