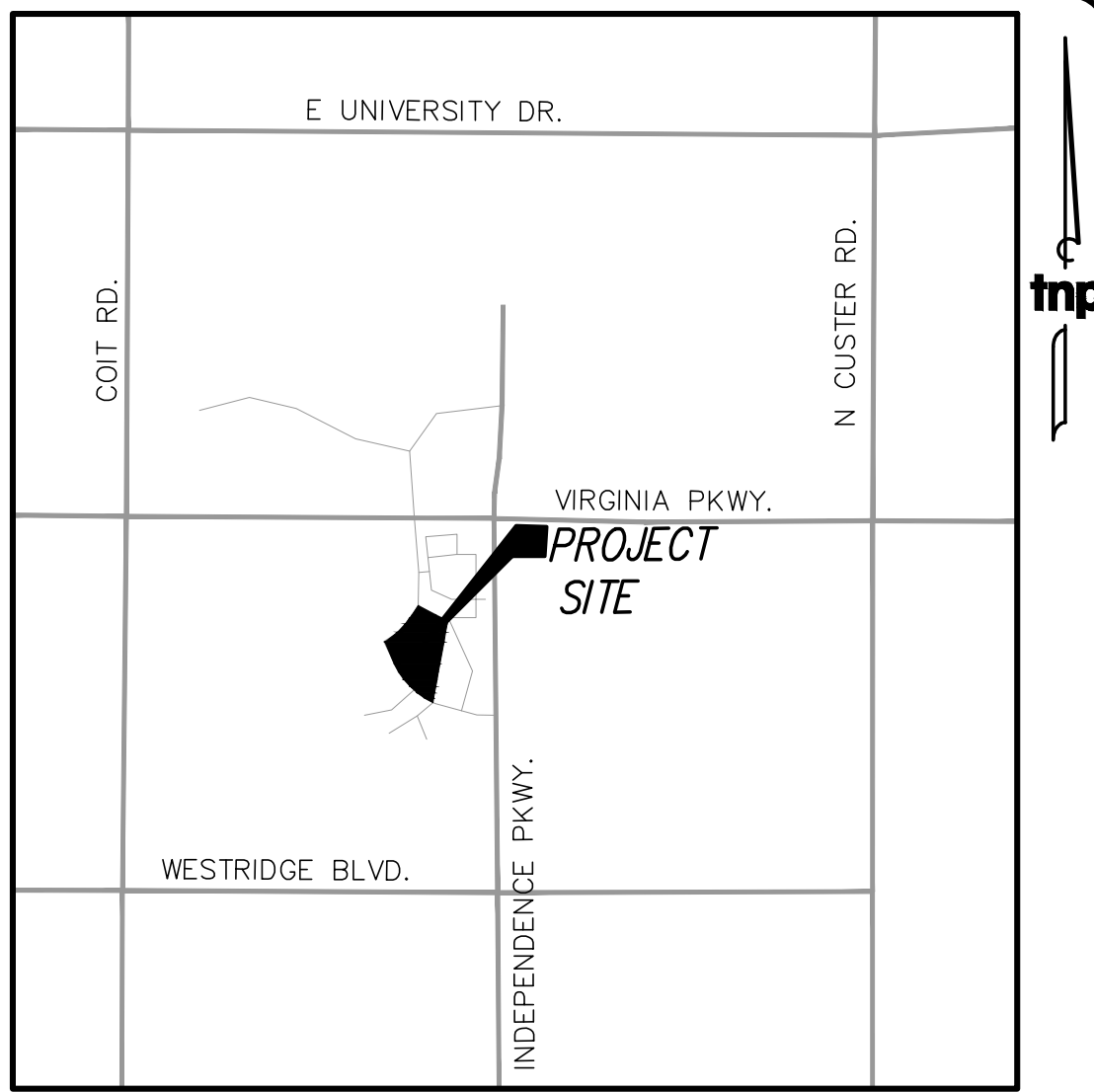


SITE DATA	
EXISTING ZONING:	PD 2001-02-024
PROPOSED USE:	ELEMENTARY SCHOOL
LOT AREA:	10.8159 ACRES 471,140.98 SF
BUILDING AREA:	94,744 SF
BUILDING HEIGHT:	35' - ONE STORY
BUILDING TYPE:	11B
LOT COVERAGE RATIO:	20.1%
FLOOR AREA RATIO:	20.1%
TOTAL IMPERVIOUS AREA:	271,847 SF (57.7%)
REQUIRED PARKING: (2.5 SPACES PER CLASSROOM, PLUS 1 PICK-UP/DROP-OFF LANE WITH AT LEAST 10 STACKING SPACES)	115 SPACES
46 CLASSROOMS X 2.5 SPACES REQUIRED HANDICAP SPACES:	6 SPACES
TOTAL PROVIDED PARKING:	150 SPACES
STANDARD SPACES: (9'x20')	143 SPACES
HANDICAP SPACES:	7 SPACES
TOTAL LANDSCAPE REQUIRED CRITERIA: MINIMUM 10% OF ENTIRE SITE	
REQUIRED:	47,114 SF
PROVIDED:	470,878 SF

- NOTES**
- ALL TREES ARE TO BE REMOVED.
 - ALL DIMENSIONS ARE TO FACE OF CURB.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0235J DATED JUNE 2, 2009 BY THE FEDERAL EMERGENCY AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY LIES WITHIN ZONE X.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS SHEET ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL PARKING SPACES ARE A MIN. OF 18 FEET DEEP, MEASURED FROM THE FACE OF THE WHEEL STOP.
 - SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



LOCATION MAP NOT TO SCALE

BENCHMARKS

TBM#2: "X" CUT ON THE SEC OF CURB INLET ON THE EAST SIDE OF HIDDEN HEAVEN DR. AT THE SEC THE INTERSECTION OF BLUESTEM DR. AND HIDDEN HEAVEN DR. AKA CP#52 (GROUND)

N: 7124566.7615 E: 2502429.8517 ELEV=789.16

CITY OF MCKINNEY SURVEY MONUMENT#38: BRASS CAP SET IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VIRGINIA PKWY. AND PEREGRINE DR. (GRID)

N: 7125296.495 E: 2509928.070 ELEV=740.77

SEE SHEET C1.01 FOR ADDITIONAL SITE CONTROL.

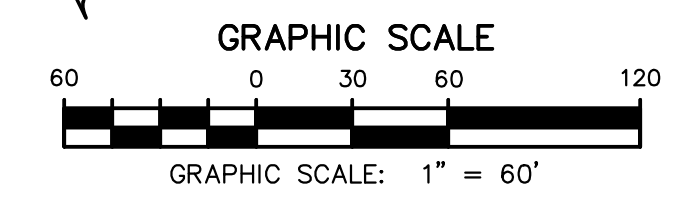
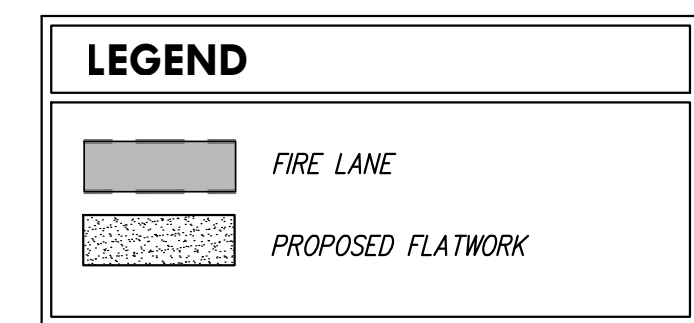
SURVEY NOTE:

1. BEARINGS OF LINES SHOWN HEREON ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM (NORTH CENTRAL ZONE NO. 4202, NAD83 (2011) EPOCH 2010), AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS' CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. ALL ELEVATIONS ARE REFERENCED TO NAVD83, AS DERIVED FROM RTK OBSERVATIONS. ORTHOMETRIC HEIGHTS WERE CALCULATED BY APPLYING THE GEOID12A MODEL TO ELLIPSOID HEIGHTS. AN AVERAGE COMBINATION FACTOR OF 1.000152710 WAS USED TO SCALE GRID DISTANCES TO SURFACE.

OWNER/APPLICANT:
 PROSPER INDEPENDENT SCHOOL DISTRICT
 805 E. SEVENTH STREET
 PROSPER, TEXAS 75078
 PHONE: 469-219-2000

PREPARED BY:
 TEAGUE NALL & PERKINS, INC.
 825 WATERS CREEK BLVD., SUITE M300
 ALLEN, TEXAS 75013
 214.461.9867
 CONTACT: CRAIG M. CHONKO, P.E.

DATE PREPARED:
 MARCH 2018



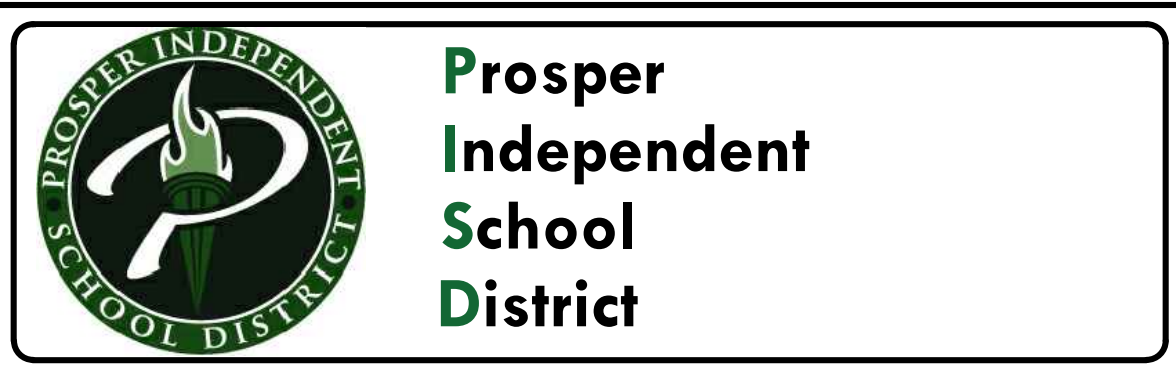
OVERALL SITE PLAN

FOR
ELEMENTARY SCHOOL #10
 PROSPER INDEPENDENT SCHOOL DISTRICT
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 10.82 ACRES

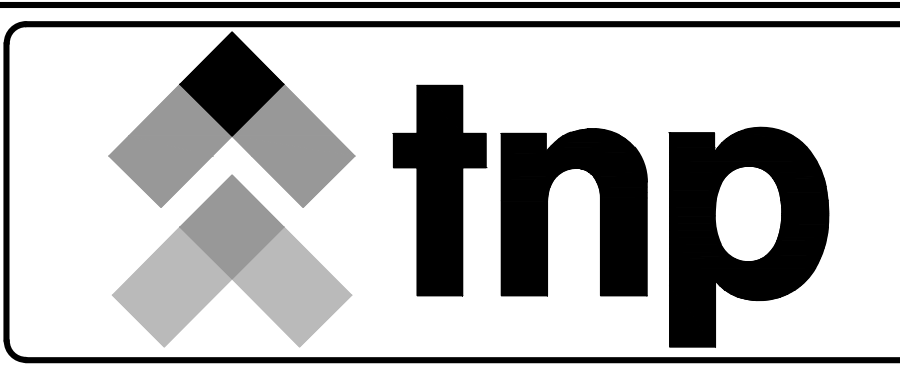
Drawing: O:\Projects\18071739\CAD\Sheets\C1.05 OVERALL SITE PLAN.dwg at Apr 16, 2018 - 4:49pm by Benjamin_G

no.	revision	by	date

teague nall and perkins, inc
 825 Waters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale
 when bar is
 1 inch long
 horiz
 1" = 60'
 vert
 N/A
 APRIL 2018



This document is for interim review and is not intended for construction, bidding or permit purposes.
 Craig M. Chonko, P.E. Date: April 2018
 Tx. Reg. # 109788

City of McKinney, Texas
 Improvements for
New Elementary School #10
 OVERALL SITE PLAN

tnp project
 HUC17379
 sheet
C1.06