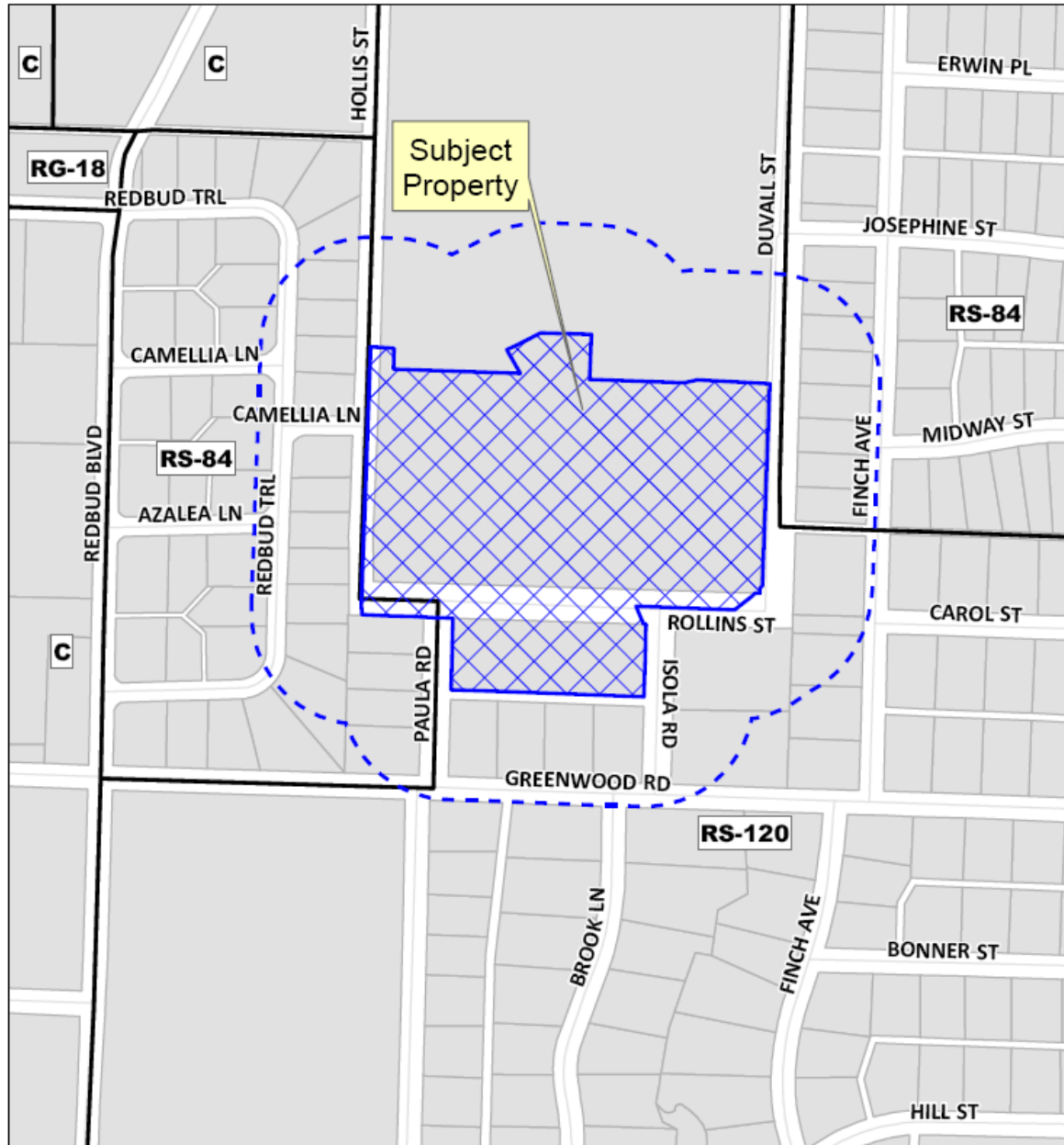


**Case No. 12-051SP**

**MISD Faubion Middle School**



# Location Map

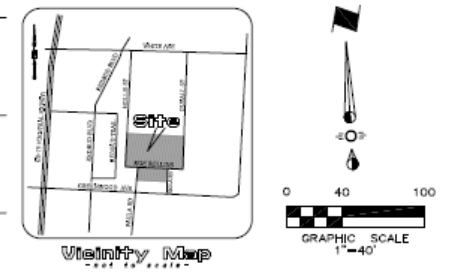
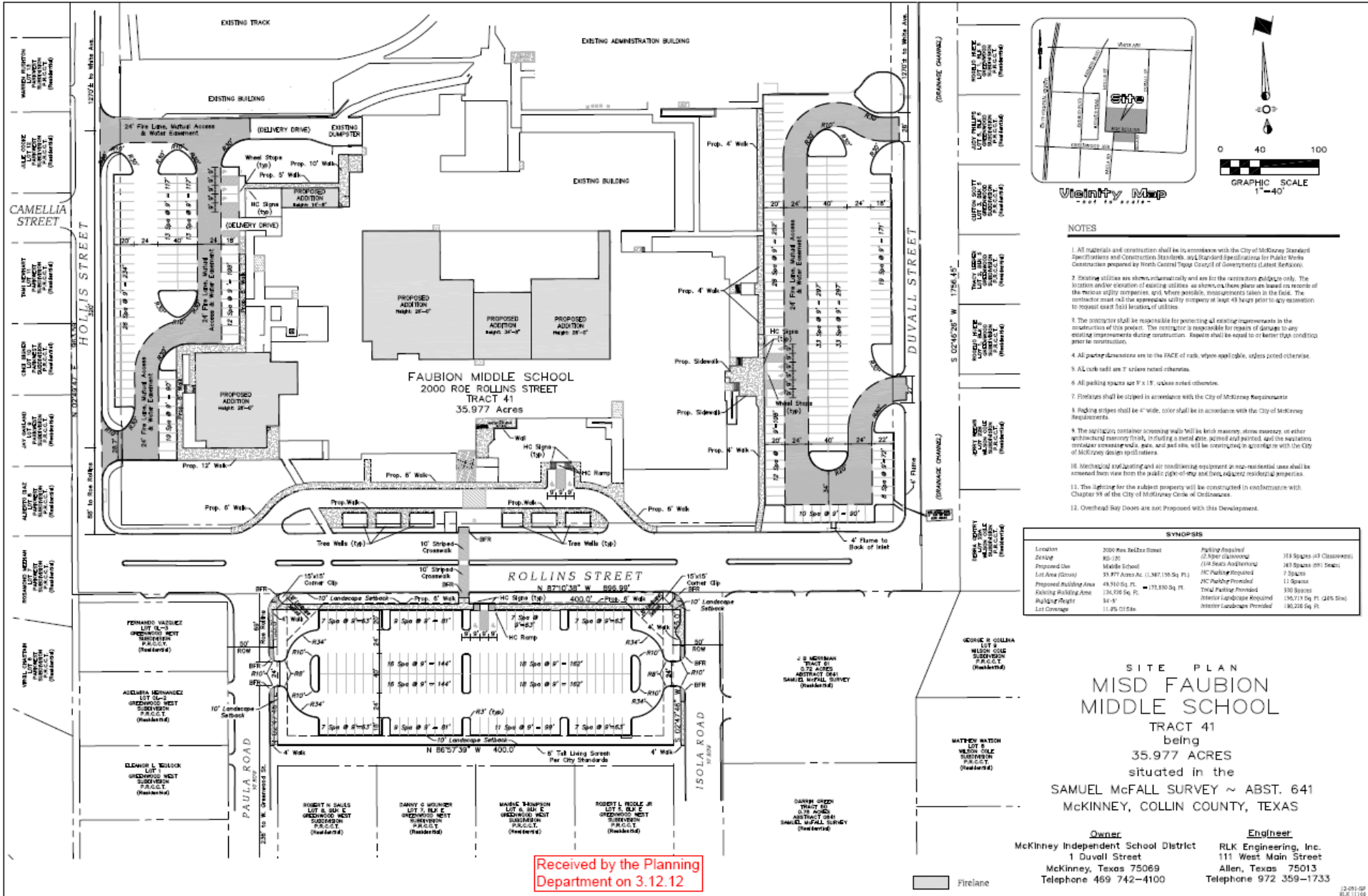


# Aerial Exhibit





# Proposed Site Plan



- ### NOTES
1. All materials and construction shall be in accordance with the City of McKinney Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Editions).
  2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor shall call the appropriate utility company at least 48 hours prior to any excavation to request exact field locations of utilities.
  3. The contractor shall be responsible for protecting all existing improvements to the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
  4. All gutter dimensions are to the FACE of walls, where applicable, unless noted otherwise.
  5. All curb radii are 7' unless noted otherwise.
  6. All parking spaces are 8' x 18', unless noted otherwise.
  7. Firehydrants shall be striped in accordance with the City of McKinney Requirements.
  8. Parking stripes shall be 4' wide, color shall be in accordance with the City of McKinney requirements.
  9. The signposts container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, in a color to be determined and painted with the appropriate container manufacturer's base, and said site will be constructed in accordance with the City of McKinney design specifications.
  10. Mechanical and heating and air conditioning equipment on non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
  11. The lighting for the subject property will be constructed in accordance with Chapter 98 of the City of McKinney Code of Ordinances.
  12. Overhead Bay Doors are not Proposed with this Development.

SYNOPSIS			
Location	2000 Ross Parkway Street	Parking Required	118 Spaces (11 Classrooms)
Zoning	MS-130	2.5' Sign Clearing	147 Spaces (50' Deep)
Proposed Use	Public School	1.0' Sign Clearing	7.5 Spaces
Lot Area (2000)	35,977 Acres AC. (1,347,138 Sq. Ft.)	MC Parking Provided	11 Spaces
Proposed Building Area	48,310 Sq. Ft.	True Parking Provided	310 Spaces
Building Height	34'-0"	Interior Landscaping Provided	155,713 Sq. Ft. (28% DCL)
Lot Coverage	11.26% DCL	Interior Landscaping Provided	180,226 Sq. Ft.

### SITE PLAN

# MISD FAUBION MIDDLE SCHOOL

TRACT 41  
being  
35.977 ACRES  
situated in the  
SAMUEL McFALL SURVEY ~ ABST. 641  
McKINNEY, COLLIN COUNTY, TEXAS

**Owner** McKinney Independent School District  
1 Du Vall Street  
McKinney, Texas 75069  
Telephone 469 742-4100

**Engineer** RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

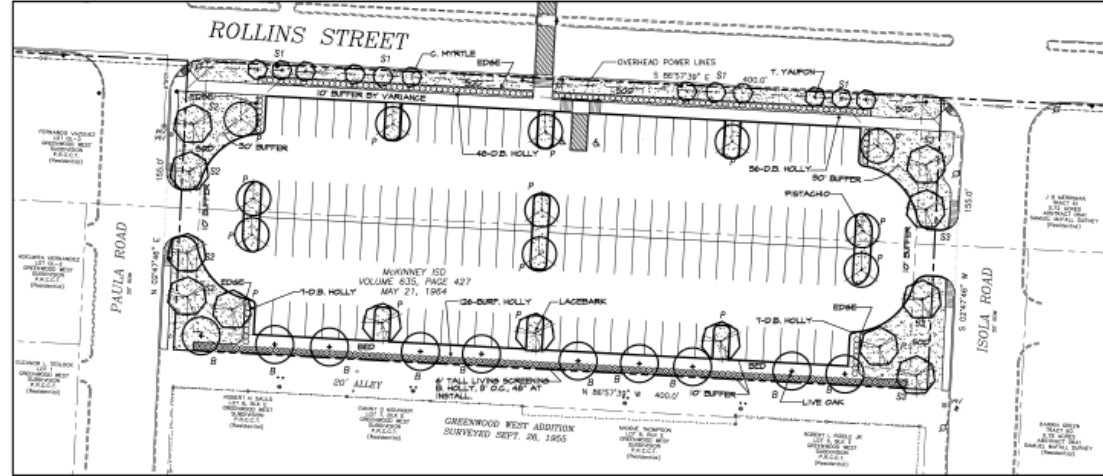
Received by the Planning Department on 3.12.12



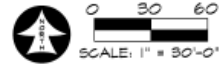
# Proposed Landscape Plan

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" CALIPER, 12-14' HT., 3/4" SPREAD, 80% STRAIGHT TRUNK, FULL ROUNDED CANOPY
3		LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" CALIPER, 12-14' HT., 3/4" SPREAD, 80% STRAIGHT TRUNK, FULL ROUNDED CANOPY
1		PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" CALIPER, 12-14' HT., 3/4" SPREAD, 80% STRAIGHT TRUNK, FULL ROUNDED CANOPY
6		T. YAPON	Yapon Holly	<i>Ilex verticillata</i>	8-11" CALIPER PER TRUNK, 8 TRUNKS MIN. 8' HT., 1/4" SPREAD, CONTAINER OR 5% FOLIAGE DENSITY REDDED, TREE FORM LINKED TO #
6		C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagarostrobos indica</i> <i>Celastrus scandens</i>	8-11" CAL. TRUNK, 8 TRUNKS MIN. 8' HT. SPREAD, CONTAINER OR 5% FOLIAGE DENSITY REDDED, TREE FORM LINKED TO #
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
120		D.B. HOLLY	Dwarf Burford Holly	<i>Ilex burfordii</i>	3 GALLON, 18" HT./14" SPREAD, BUSHY, FULL TO GROUND, 5' O.C.
120		BURF. HOLLY	Burford Holly	<i>Ilex burfordii</i>	48" HT./28" SPREAD, BUSHY, FULL TO GROUND, 5' O.C.
GROUND COVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	SOLID ROLLED SOD REFER TO SPECIFICATIONS REMOVE NETTING DURING INSTALL.
MISCELLANEOUS					
AS SHOWN		EDGE	1/2" R. Rubber sheet edge 1/8" x 3/4" x 12' sheets, green in color		SEPARATE SEEDS AND GRANITE FROM GRASS AREAS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



Received by the Planning Department on 3.12.12

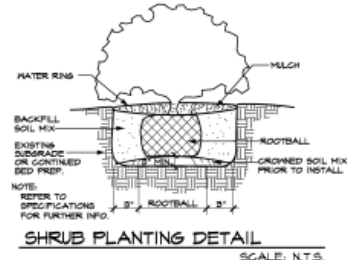
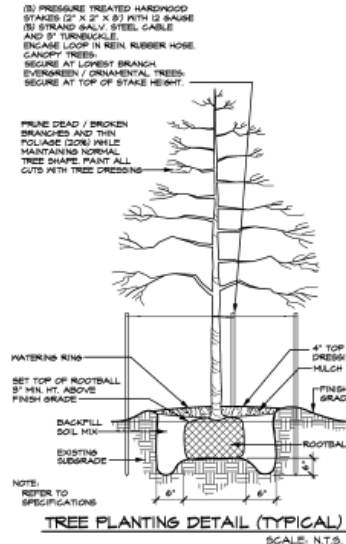


LANDSCAPE TABULATIONS-LOT2		
<b>SITE LANDSCAPING</b>		
10% OF ENTIRE SITE TO BE LANDSCAPED		
TOTAL SITE AREA	8143 SF X 108' = 879,744 SF	8143 SF
LANDSCAPING REQUIRED		87,974 SF
LANDSCAPING PROVIDED		12,059 SF
<b>LANDSCAPE SETBACKS</b>		
STREET BUFFER AND NON-RESIDENTIAL USE ADJACENT TO SINGLE FAMILY, PROV. 10' LAND AREA ALONG PROPERTY LINE, 1-1/2" CANOPY TREE PER 40 LF. TREES MAY BE CLUSTERED AT STREET, BUT NOT AT RES. BUFFER.		
STREET - 10' BUFFER, 1-8" CANOPY TREE PER 40 LF, CLUSTERED		
S1 STREET BUFFER NORTH-400 LF	400 LF / 40' X 10 TREES	400 LF
STREET TREES PROVIDED (12 ORNAMENTAL PROV. POWER LINES)		12 ORN. TREES
S2 STREET BUFFER WEST-188 LF	188 LF / 40' X 4 TREES	188 LF
STREET TREES PROVIDED (4 SHADE TREES)		4 TREES
S3 STREET BUFFER EAST-188 LF	188 LF / 40' X 4 TREES	188 LF
STREET TREES PROVIDED (4 SHADE TREES)		4 TREES
RESIDENTIAL - 10' BUFFER, 1-1/2" CANOPY TREE PER 40 LF, NOT CLUSTERED		
B1 RESIDENTIAL BUFFER SOUTH-400 LF	400 LF / 40' X 10 TREES	400 LF
LAND SETBACK TREES PROVIDED (10 SHADE TREES)		10 TREES
<b>PARKING LANDSCAPING</b>		
PARKING LAND AREA MINIMUM 140 SF, MIN 5' FRONTS, 8' PER SPACES, ONE LAND AREA WITH 65 LF OF EA. SPACE, 1-1/2" TREE PER 10 SPACES IF OVER 20 TBH OF PARKING ADJ. TO STREET & IN STREET YARD SCREENED BY 5' HEDGE PER ADJ. TO ST. MUST HAVE 5' LAND AREA AT NON RES. ADJ. 10' AT RES. ADJ. MIN. OF 50% OF TOTAL TREES REQ. FOR PROPERTY TO BE 10' LB. TREES		
TOTAL PARKING SPACES	128 SPACES X 8' 6" = 1,094 SF	1,094 SF
LANDSCAPE AREA REQUIRED		10,942 SF
P PARKING TREES PROVIDED	128 SPACES / 10' = 128 TREES	128 TREES
PARKING TREES PROVIDED		128 TREES
PARKING SCREENING HEDGE PROVIDED FOR TBH MIN. 8' MIN. BUFFER PROVIDED AT ADJ. LOTS WITH ADJ. PARKING ISLANDS AT END ROWS IN TREES		HEDGE PROVIDED
<b>IRRIGATION NOTE</b>		
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.		



**EXISTING TREE NOTE**  
THERE ARE NO PROTECTED TREES THAT EXIST ON THIS SITE.  
MICHAEL RAMSEY TX LIC. 1461

LANDSCAPE PLAN  
MISD FAUBION  
MIDDLE SCHOOL  
TRACT 41  
being  
35.977 ACRES  
situated in the  
SAMUEL McFALL SURVEY ~ ABST. 641  
MCKINNEY, COLLIN COUNTY, TEXAS  
DATE: FEBRUARY 22, 2012  
REV. DATE: MARCH 12, 2012



PERMIT SET



FAUBION MS ADDITION & RENOVATION  
MCKINNEY, TX

CHECKED: RAMSEY  
SCALE: 1" = 30'-0"

ISSUE: 03/12/2012

REVISIONS:

SHEET TITLE:  
**LANDSCAPE PLAN**

**LP 1.01**

# Staff Recommendation

Staff recommends approval of the proposed site plan as specified in the staff report.