



Vicinity Map  
- not to scale -

NOTES

- 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 Revision).
- 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 must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
- The contractor shall be responsible for protecting all existing improvements in 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.
- All paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
- All curb radii are 3' unless noted otherwise.
- All parking spaces are 9' x 18', unless noted otherwise.
- Firelanes shall be striped in accordance with the City of McKinney Requirements.
- Parking stripes shall be 4' wide, color shall be in accordance with the City of McKinney Requirements.
- The 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 of McKinney 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.
- The lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
- Overhead Bay Doors are not Proposed with this Development.

SYNOPSIS

Location	2000 Roe Rollins Street	Parking Required	(2.5/per classroom) 108 Spaces (43 Classrooms)
Zoning	RS-120	(1/4 Seats Auditorium)	163 Spaces (651 Seats)
Proposed Use	Middle School	HC Parking Required	7 Spaces
Lot Area (Gross)	35.977 Acres Ac. (1,567,158 Sq. Ft.)	HC Parking Provided	11 Spaces
Proposed Building Area	49,510 Sq. Ft. = 173,830 Sq. Ft.	Total Parking Provided	330 Spaces
Existing Building Area	124,320 Sq. Ft.	Interior Landscape Required	156,715 Sq. Ft. (10% Site)
Building Height	34'-8"	Interior Landscape Provided	180,220 Sq. Ft.
Lot Coverage	11.0% of Site		

**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 Duwall 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

Firelane