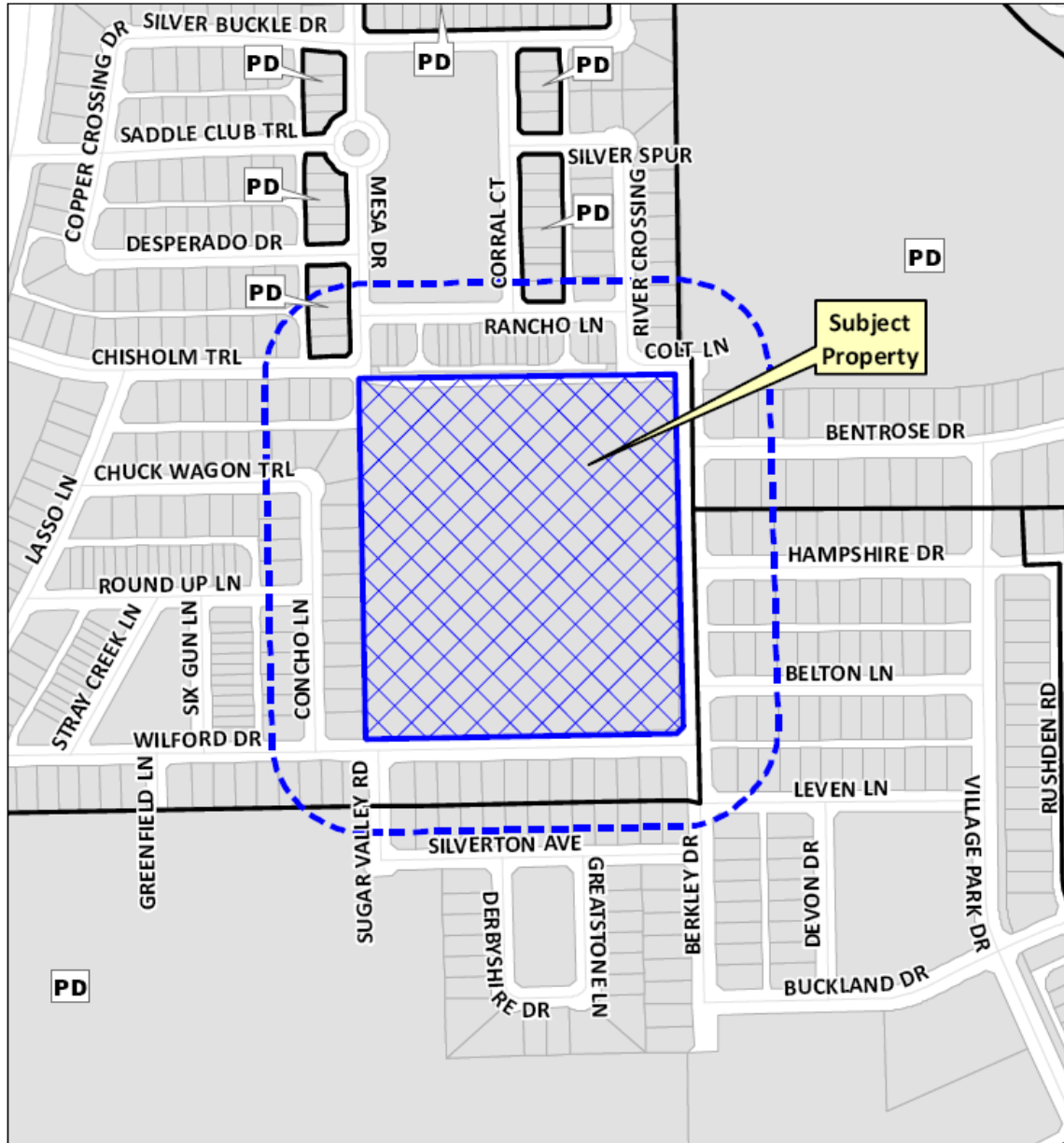


# **Case No. 11-179SP**

## **Allen ISD Elementary School #17**



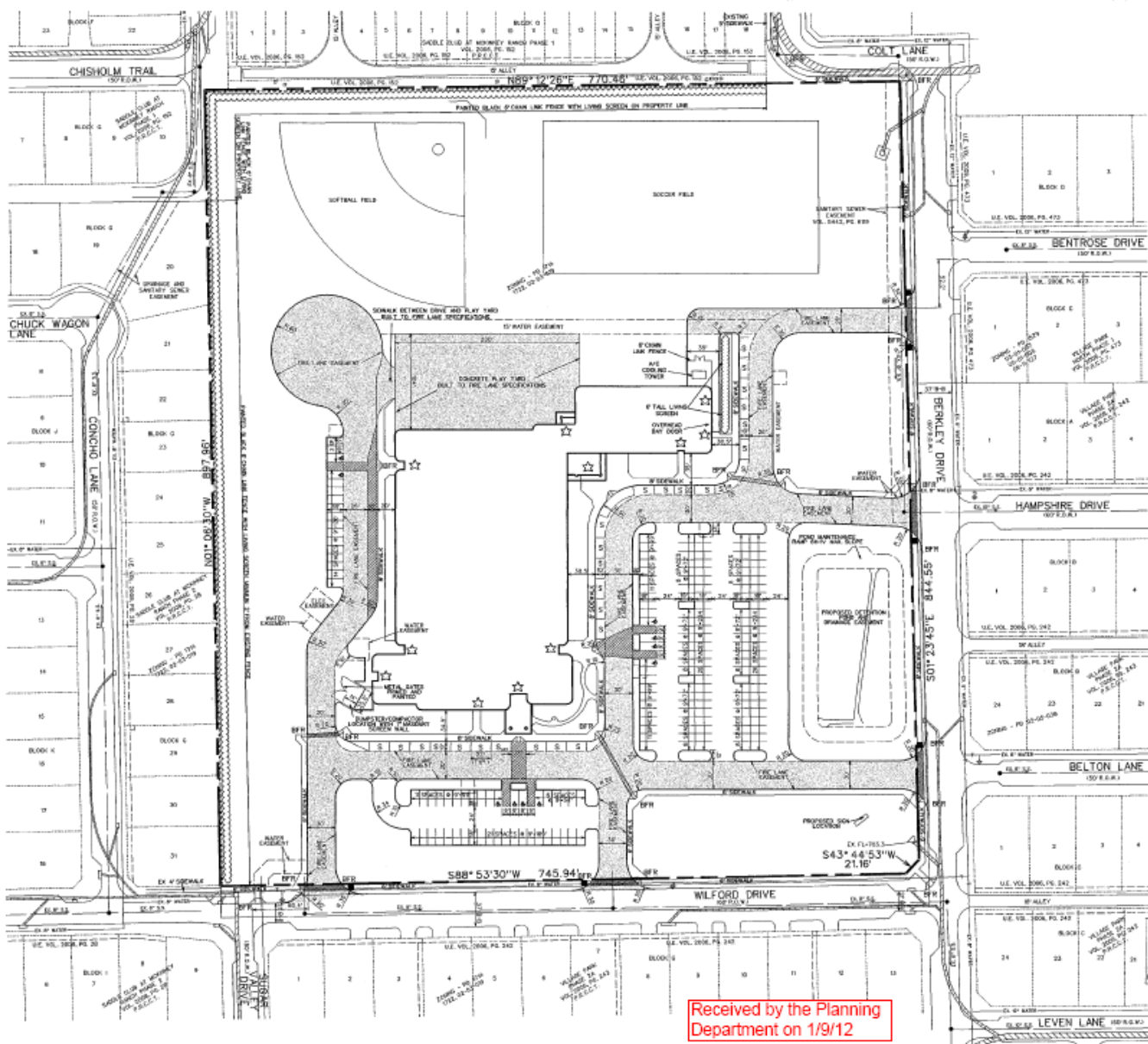
# Location Map



# Aerial Exhibit



# Proposed Site Plan



- NOTES:
1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BUILT MASSIVE STONE, MASONRY OR OTHER ARCHITECTURAL FINISH INCLUDING A METAL GATE-FRAME AND PAVED, AND THE SANITATION CONTAINER SCREENING WALLS GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOCKNEY DESIGN SPECIFICATIONS.
  2. 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.
  3. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY IS IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATION AS SPECIFIED IN CHAPTER 58 OF THE CITY OF MOCKNEY CODE OF ORDINANCES.
  4. TYPICAL PARKING SPACES ARE 9' WIDE X 18' DEEP, TYPICAL PARALLEL SPACES ARE 10' WIDE X 22' LONG.
  5. HANDICAP RAMP ARE REQUIRED AT ALL INTERSECTIONS.
  6. BUILDING HEIGHT - 36 FEET (2 STOREYS).
  7. LOT AREA - 15,000 ACRES (653,289 SQ. FT.)
  8. LOT COVERAGE - 95,985 SQ. FT.
  9. BUILDING SQUARE FOOTAGE  
1ST FLOOR - 69,840 SQ. FT.  
2ND FLOOR - 4,560 SQ. FT.  
TOTAL - 74,400 SQ. FT.
  10. PROPOSED USE - ELEMENTARY SCHOOL
  11. PARKING REQUIREMENTS:  
ELEMENTARY SCHOOL - 3.5 SPACES PER CLASSROOM  
GYMNASIUM - 1 SPACE/4 SEATS  
CLASSROOMS - 57 x 2.5 = 143 SPACES REQUIRED  
TOTAL SPACES REQUIRED/PROVIDED SPACES  
TOTAL SPACES PROVIDED = 209 SPACES



**OWNER/APPLICANT:**  
**ALLEN INDEPENDENT SCHOOL DISTRICT**  
 612 E. BETHANY  
 ALLEN, TX 75002  
 PHONE: (972) 727-0363  
 FAX: (972) 727-7100

- ☆ - BUILDING ENTRANCE
- - PICKUP/DROPOFF STAGING SPACE

- BENCHMARKS:**
1. CITY OF MOCKNEY GEODETIC MONUMENT #36, CAP ON CURB ON NERIAN AT THE SOUTHEAST END OF CURB AT HADEN AND MOCKNEY RANCH ROAD. ELEV. - 709.42
  2. CITY OF MOCKNEY MONUMENT #3, CAP IN METEOR NEAR INTERSECTION OF OLD FM 720 AND OLD C.R. 148 ON EAST SIDE OF SCODDING WHEELS SCHOOL, APPROX. 385 NORTH OF NORTH EDGE OF WESTBOUND LANES OF STACY RD. ELEV. - 724.45

**CORWIN ENGINEERING, INC.**  
 130 W. BELMONT, SUITE C  
 ALLEN, TEXAS 75015 (972) 386-1200  
 1996 FIRM #0451

DEVELOPMENT PLANS FOR  
**ALLEN ISD ELEMENTARY #17**  
 MCKINNEY, TEXAS

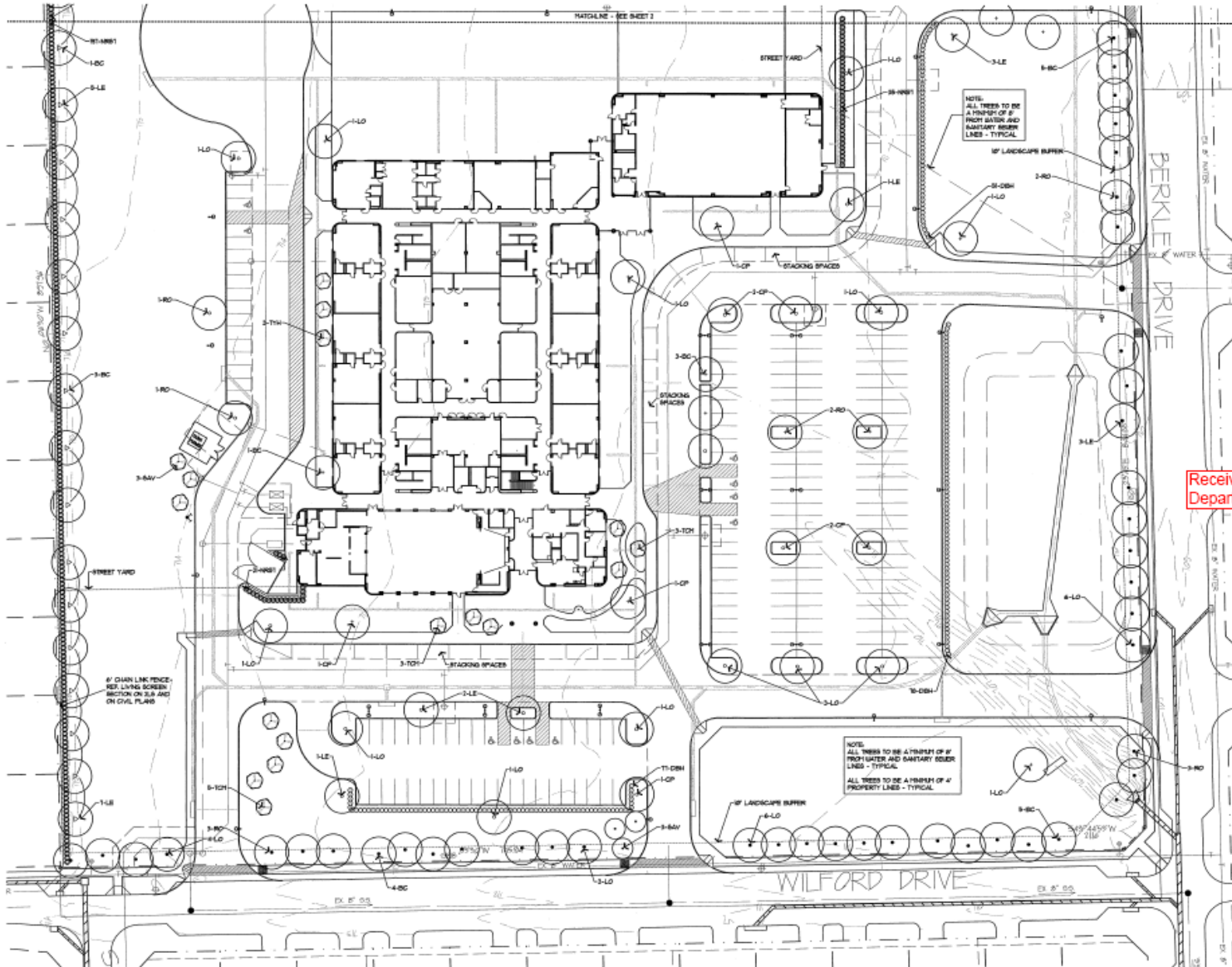
SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW UNDER THE AUTHORITY OF BRADSHAW DAVISON, P.C. #2762. IT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

DRAWN BY RSD	DESIGNED BY RSD	CHECKED BY RSD	SHEET NO. 1 OF 1
DATE 0001	SCALE AS SHOWN	DATE JANUARY 6, 2010	

Received by the Planning Department on 1/9/12

# Proposed Landscape Plan



Received by the Planning Department on 1/9/12

**LANDSCAPE PLAN FOR ALLEN ELEMENTARY #17**  
 A part of and in the Other Industries Survey  
 Division No. 193, in the City of McKinney, Collin County, Texas, being part of a 12.632 acre tract as described in Volume 1231, Page 2462 in the Deed Records of Collin County, Texas.

scale: 1" = 30'-0"

0 15 30 60 90

28 NOVEMBER 2011

NORTH



- REVISIONS
- ▲ DEC 27, 2011 CITY COMMENTS, SITE PLAN REVISIONS
  - ▲ JAN 4, 2012 CITY COMMENTS, SITE PLAN REVISIONS
  - ▲ JAN 5, 2012 CITY COMMENTS, SITE PLAN REVISIONS

**ALLEN ELEMENTARY #17**  
 ALLEN INDEPENDENT SCHOOL DISTRICT  
 MCKINNEY, TEXAS

SCALE: 1" = 30'-0"

DATE: NOV. 28, 2011

TITLE: LANDSCAPE SUBMITTAL

SHEET: 1LS OF 2



# Staff Recommendation

Staff recommends approval of the proposed site plan with the following conditions:

- The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
- The applicant receive approval of a 6 foot tall (3 foot tall at the time of planting) living plant screen along the western and northern property lines.