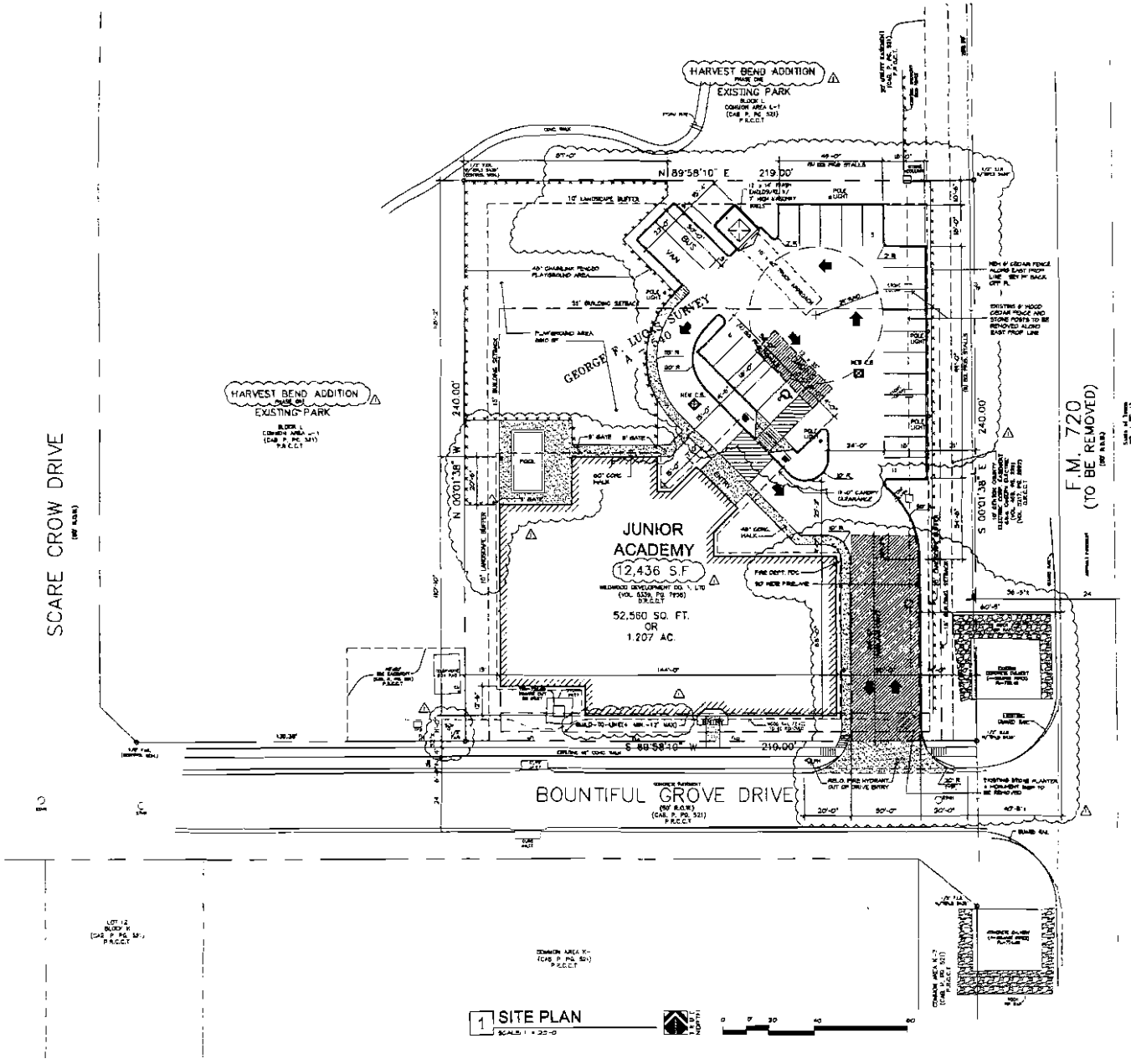

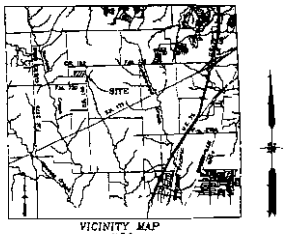

VICINITY MAP
NTS

MECH & HEATING EQUIPMENT SCREENING

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.

SANITATION CONTAINER SCREENING

THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY PANEL INCLUDING METAL GATE PAINTED AND PANTED, AND THE SANITATION CONTAINER SCREENING WALLS GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.

LIGHTING COMPLIANCE STATEMENT

PROPOSED LIGHTING FOR THIS PROJECT IS MINIMAL SITE LIGHTING AND BUILDING LIGHTS ALONG WITH ANY REQUIRED STREET LIGHTS, TO MATCH EXISTING AND WILL COMPLY WITH THE "LIGHTING AND GLARE REGULATIONS AS SPECIFIED WITHIN SECTION 41-108 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE

ZONING	PD – PLANNED DEVELOPMENT
OVER DISTRICT	RED NEIGHBORHOOD ZONE V
PROPOSED USE	DAYCARE, 192 MAX PUPILS
LAND AREA	52,560 S.F. OR 1.207 AC.
STORE SQ. FT.	12,436 S.F.
HEIGHT OF BUILDING	1 STORY (24'-8" at ROOF PEAK)
LOT COVERAGE	23.66%
PARKING DATA	
PARKING SPACES REQUIRED	1 SPACE/8 PUPILS – MAX. 25 SPACES NO. OF PUPILS 192/8 =24 SPACES
STANDARD PARKING SPACES PROVIDED	31
HANDICAP PARKING SPACES PROVIDED	1
VAN/BUS PARKING SPACES PROVIDED	2
PARKING SPACES PROVIDED	TOTAL PKG. SPACES – 24 SPACES
(100% PARKING MUST OCCUR BEHIND FRONT YARD)	

LEGEND

1/2" I.R.	1/2" IRON ROD FOUND
F.I.R.	FOUND IRON ROD
F.P.	FENCE POST
P.K.	PK NAIL SET
T.B.M.	TELEPHONE PEDESTAL
U.G.C.	BURIED CABLE MARKER
W.M.	WATER METER
W.C.V.	IRRIGATION CONTROL VALVE
F.H.	FIRE HYDRANT
S.S.M.H.	SANITARY SEWER MANHOLE
S.D.M.H.	STORM SEWER MANHOLE
E.M.	ELECTRIC METER
P.L.	POLE LIGHT
T.P.	TELEPHONE PULL BOX
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
O.H.E.	OVERHEAD ELECTRIC LINE
E.A.	EDGE OF ASPHALT

SITE PLAN
JUNIOR ACADEMY
WILDWOOD TRACT
GEORGE P. LUCAS SURVEY, ABST NO 540
RECORDED IN VOL 5339, PAGE 17956
CITY OF McKINNEY
COLLIN COUNTY, TEXAS
FOR
BATES ENTERPRISE
1101 HAWK TRAIL, COPPERAS COVE, TX 76522 254/542-1070

SURVEYOR:
MOLLENKOPF LAND SURVEYING
SURVEYING & MAPPING
105 S. BENCH ST. McKINNEY, TX 75069
(214) 544-3334 (214) 544-3335 FAX

Project Title
JUNIOR ACADEMY
Bountiful Grove Road. – East of Scare Crow Dr.
McKinney, Texas

Copyright Information

Revisions
△6/14/06 - 87 COMMENTS

Drawing Title
SITE PLAN

Date
6/28/06

Project No
JA-06-01

Sheet No
AS.1