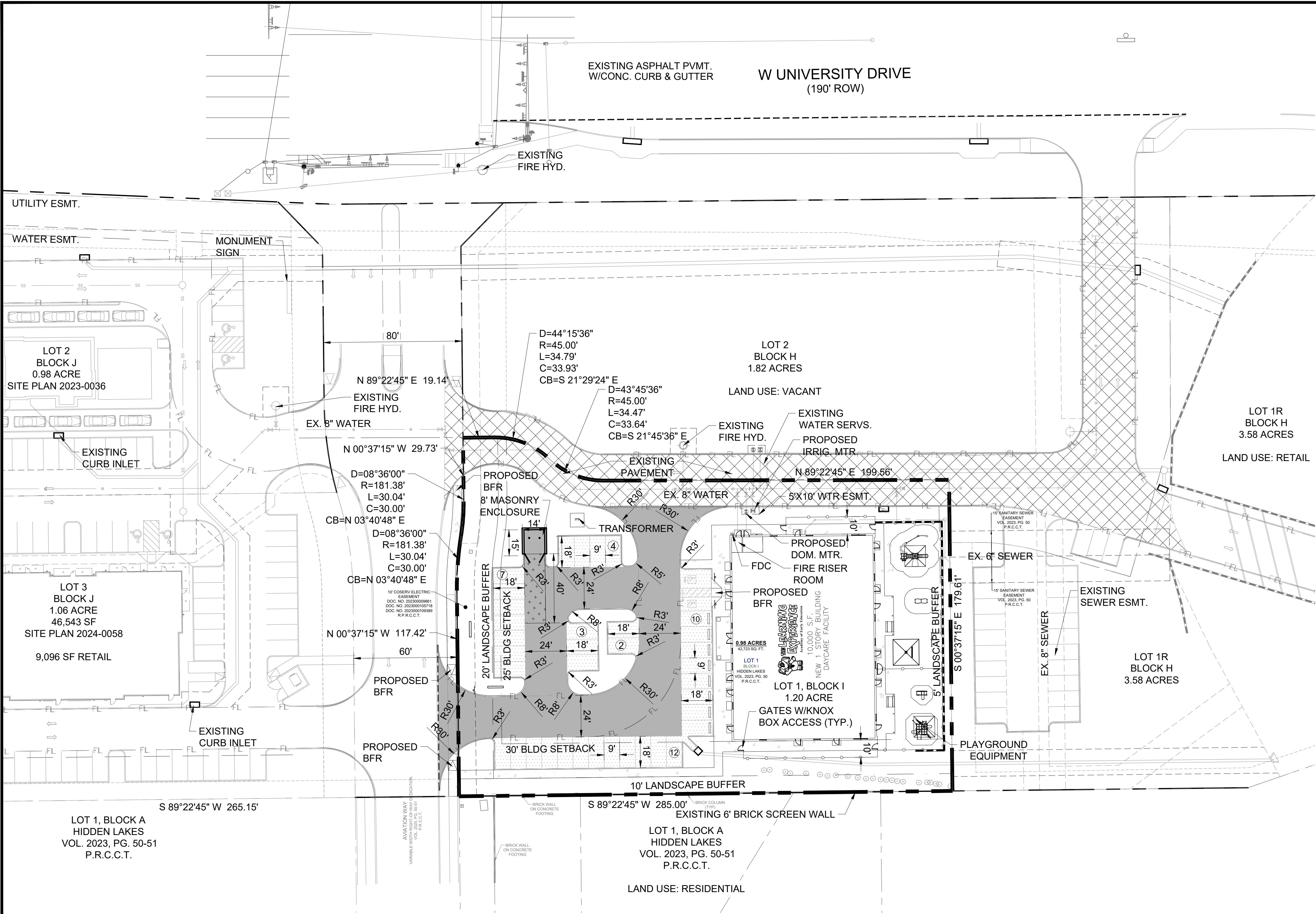


PLOTTED BY: DREW DONOSKY
 PLOT DATE: 6/16/2025 9:35 AM
 LOCATION: 2:\PROJECTS\2025-013 COP-TLE CAT MCKINNEY TLE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 6/12/2025 2:32 PM



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
 - ALL HVAC UNITS TO BE ROOF MOUNTED.

- NOTES:**
- SANITATION CONTAINER SCREENING WALLS WILL BE 7' HEIGHT 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 SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: OF THIS CODE.

ENGINEER
TEXAS REGISTRATION #14199
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CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

OWNER
COD-TLE, LLC
435 BARCLAY ROAD
BRYN MAWR, PA 19010
PH: 585.233.0553
CONTACT: JOEL SASSO

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TEXAS 76201
PH: 940.222.3009
www.eaglesurveying.com

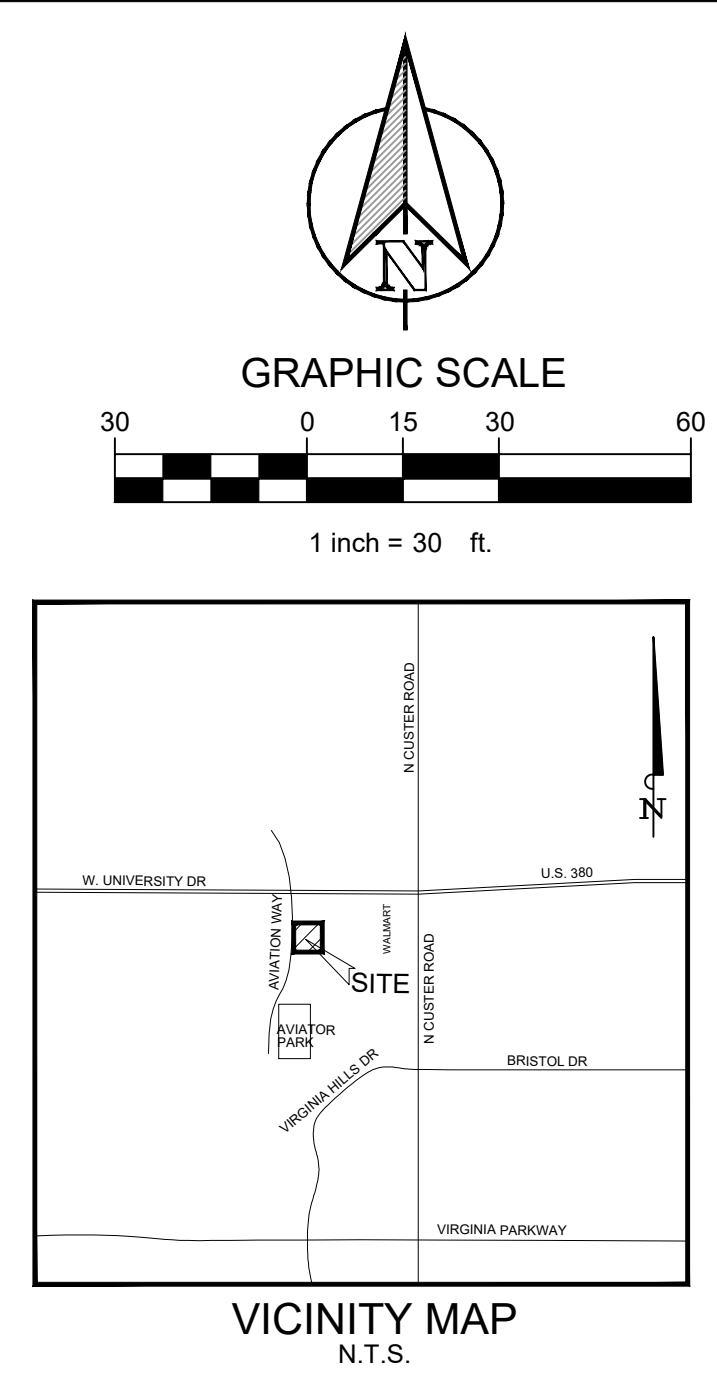
SITE PLAN 2025-0025		
HIDDEN LAKES ADDITION		
1.20 ACRE LEGAL DESCRIPTION: BEING LOT 1, BLOCK I, HIDDEN LAKES ADDITION O.P.R.C.C.T.		
CITY:	STATE:	
McKINNEY	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	J.R. BURROWS	70

DESIGN:	ASD
DRAWN:	DC
CHECKED:	ASD
DATE:	6/16/2025
SHEET	
SP-1	
CASE NO.	2025-013

LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY/FIRE LANE PAVEMENT
	EXISTING FIRELANE
	DUMPSTER DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS

SITE DATA TABLE	
SITE AREA	1.20 ACRE (52,639 SF)
LEGAL DESCRIPTION	LOT 1, BLOCK I, HIDDEN LAKES ADDITION
EXISTING ZONING	PD - PLANNED DEVELOPMENT NO. 2004-01-004
OVERLAY DISTRICT	CORRIDOR COMMERCIAL MID-RISE SUBZONE
PROPOSED USE	DAYCARE
PROPOSED BUILDING AREA	10,000 SF
PROPOSED BUILDING HEIGHT	26'-0"
LOT COVERAGE	19.00%
FLOOR AREA RATIO	0.19:1
PERVIOUS AREA	18,227 SF
IMPERVIOUS AREA	34,412 SF
PERCENT IMPERVIOUS	65.3%

PARKING DATA TABLE	
PARKING REQUIRED	
3 SPACES PER CLASSROOM 183 STUDENTS/17 TEACHERS (NO PICK-UP/DROP-OFF LANE PROP.)	11 CLASSROOMS = 33 SPACES
PARKING PROVIDED	38 SPACES TOTAL
STANDARD PARKING SPACE	36 SPACES TOTAL
ADA PARKING SPACE	2 SPACES TOTAL



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CLAYMOORE
 ENGINEERING

TLE DAYCARE
 CUSTER ROAD
 MCKINNEY, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN