

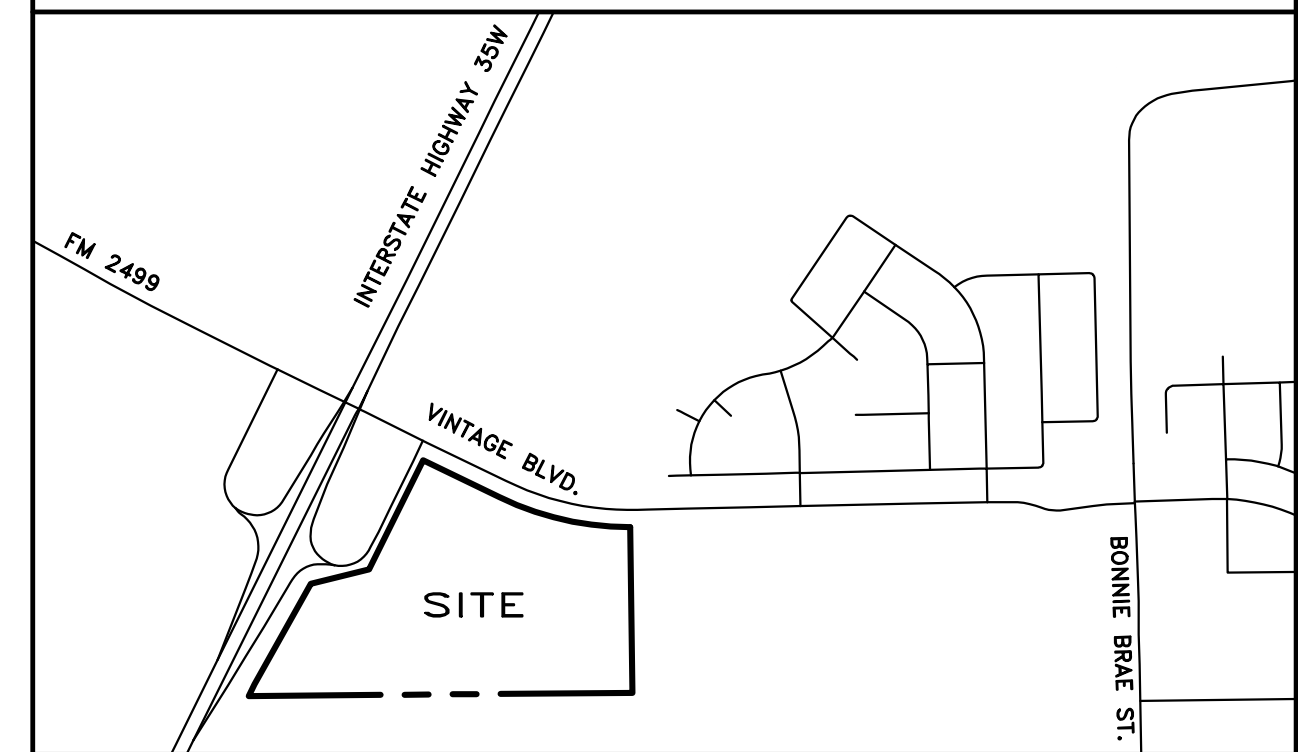
SITE DATA TABLE

PHYSICAL ADDRESS:	0000 JOHN PAINE ROAD DENTON, TEXAS 75165 689,744 SF: 15.375 ACRES
GROSS SITE AREA SF:	
CURRENT ZONING:	PD 139
PROPOSED ZONING:	PD-139
CURRENT USE:	VACANT - AG
PROPOSED USE:	INSTITUTIONAL - EDUCATIONAL FACILITY
LOT COVERAGE DATA (50% MAX.)	
BUILDING COVERAGE (21 MAX. OR 50%) TOTAL	62,075 S.F.
(GROUND FLOOR) BUILDINGS FOOTPRINT:	BUILDING
K-8 BUILDING WITH ADMIN / CAFETERIA = 53,085 SF	
GYM = 9,990 SF	= 62,075 / 689,744 = 09.27% FAR
IMPERVIOUS AREA (APPROX. PROPOSED):	292,282 S.F.
(292,282 / 689,744 = 43.64% LOT COVERAGE)	
PERVIOUS AREA S.F. (APPROX. PROPOSED):	377,462 S.F.
(377,462 / 689,744 = 56.36%)	
PARKING SUMMARY:	
SURFACE PARKING PROVIDED ENTIRE SITE:	121 SPACES/9 ADA ACCESSIBLE SPACES = 130 TOTAL
BUILDING DATA (MAX HEIGHT ALLOWED 43')	
K-8 SCHOOL - 1 STORY	
PEAK HEIGHT:	22'-6"
GYM - 1 STORY	
PEAK HEIGHT:	28'-0"

- PARKING CALCULATIONS:**
- CITY OF DENTON MUNICIPAL CODE (VERSION JAN. 19, 2024)
- (PHASE II) ELEMENTARY OR MIDDLE: 1 SPACE PER 13 STUDENTS DESIGN CAPACITY, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS GUEST SPACES DETERMINED BY THE SCHOOL.
- STUDENTS (728 / 12) = 60
 - STAFF EMPLOYEE + 43
 - GUEST PARKING = 27 (DETERMINED BY SCHOOL)
 - TOTAL PARKING REQUIRED = 118
 - PROVIDED PARKING = 130

1. ROADWAY CONSTRUCTION	a. CONSTRUCT JOHN PAINE ROAD, IN ACCORDANCE WITH CITY OF DENTON STANDARDS, AS A MINIMUM TWO-LANE ROADWAY.
2. TURN LANE IMPROVEMENTS (TO BE COMPLETED BEFORE SCHOOL OPENING)	a. PROVIDE A NORTH BOUND RIGHT-TURN LANE ON JOHN PAINE ROAD AT VINTAGE BOULEVARD. LANE WIDTH OF 11'. STORAGE LENGTH OF 150'. TAPER LENGTH OF 200'. b. PROVIDE A SOUTHBOUND RIGHT-TURN LANE ON JOHN PAINE ROAD AT DRIVEWAY 2. LANE WIDTH OF 11'. STORAGE LENGTH OF 150'. TAPER LENGTH OF 200'. c. PROVIDE A SOUTHBOUND RIGHT-TURN LANE ON JOHN PAINE ROAD AT DRIVEWAY 3. LANE WIDTH OF 11'. STORAGE 150'. TAPER LENGTH OF 200'. d. PROVIDE AN EASTBOUND RIGHT-TURN LANE ON VINTAGE BOULEVARD AT JOHN PAINE ROAD. LANE WIDTH OF 11'. STORAGE LENGTH OF 200'. TAPER LENGTH OF 200'. e. PROVIDE A NORTHBOUND LEFT-TURN LANE ON JOHN PAINE ROAD AT VINTAGE BOULEVARD. LANE WIDTH OF 11'. STORAGE LENGTH OF 150'. f. PROVIDE A WESTBOUND LEFT-TURN LANE ON VINTAGE BOULEVARD AT JOHN PAINE ROAD (MEDIAN OPENING). LANE WIDTH OF 11'. STORAGE LENGTH OF 200'. TAPER LENGTH OF 100'. g. WIDEN DRIVEWAY 1 TO ACCOMMODATE DEDICATED NBL AND NBR LANES.
3. ACCESS MANAGEMENT	a. INSTALL SIGNAGE AT DRIVEWAY 1 STATING "NO STUDENT DROP-OFF AND PICK-UP" TO RESTRICT INGRESS/EGRESS DURING SCHOOL DROP-OFF AND PICK-UP PERIODS.

VICINITY MAP - SCALE 1" = 2,000'



OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

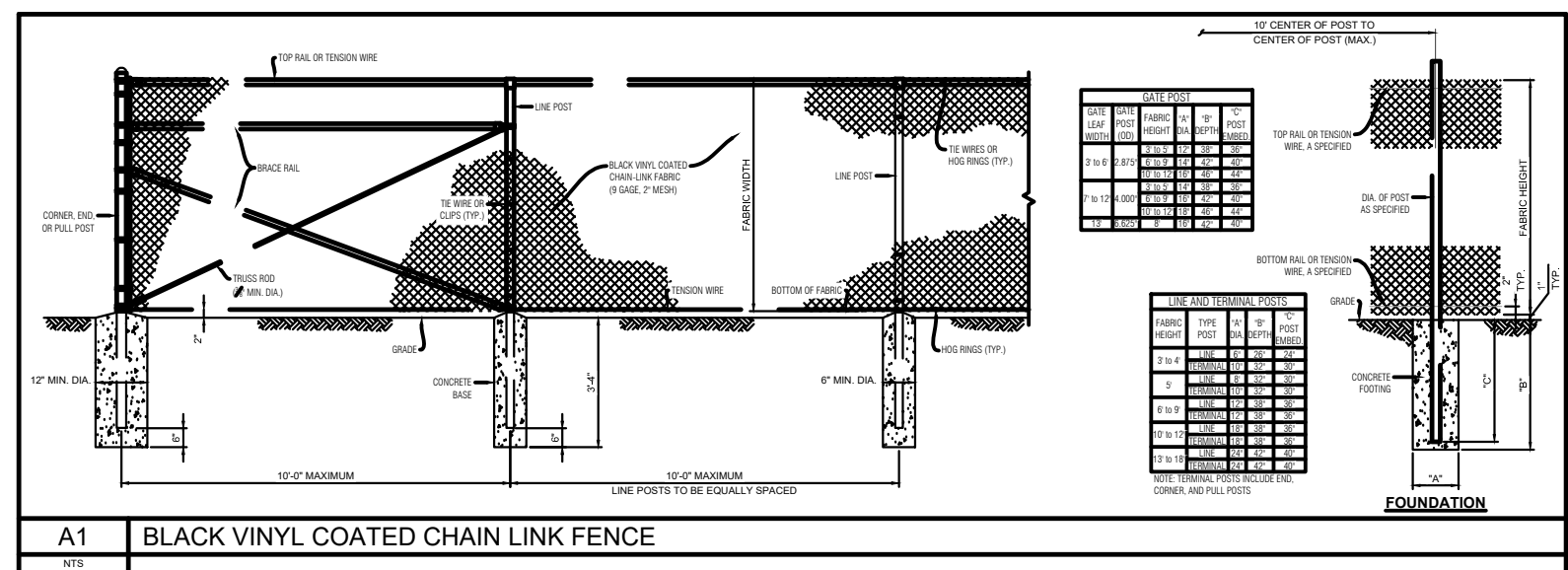
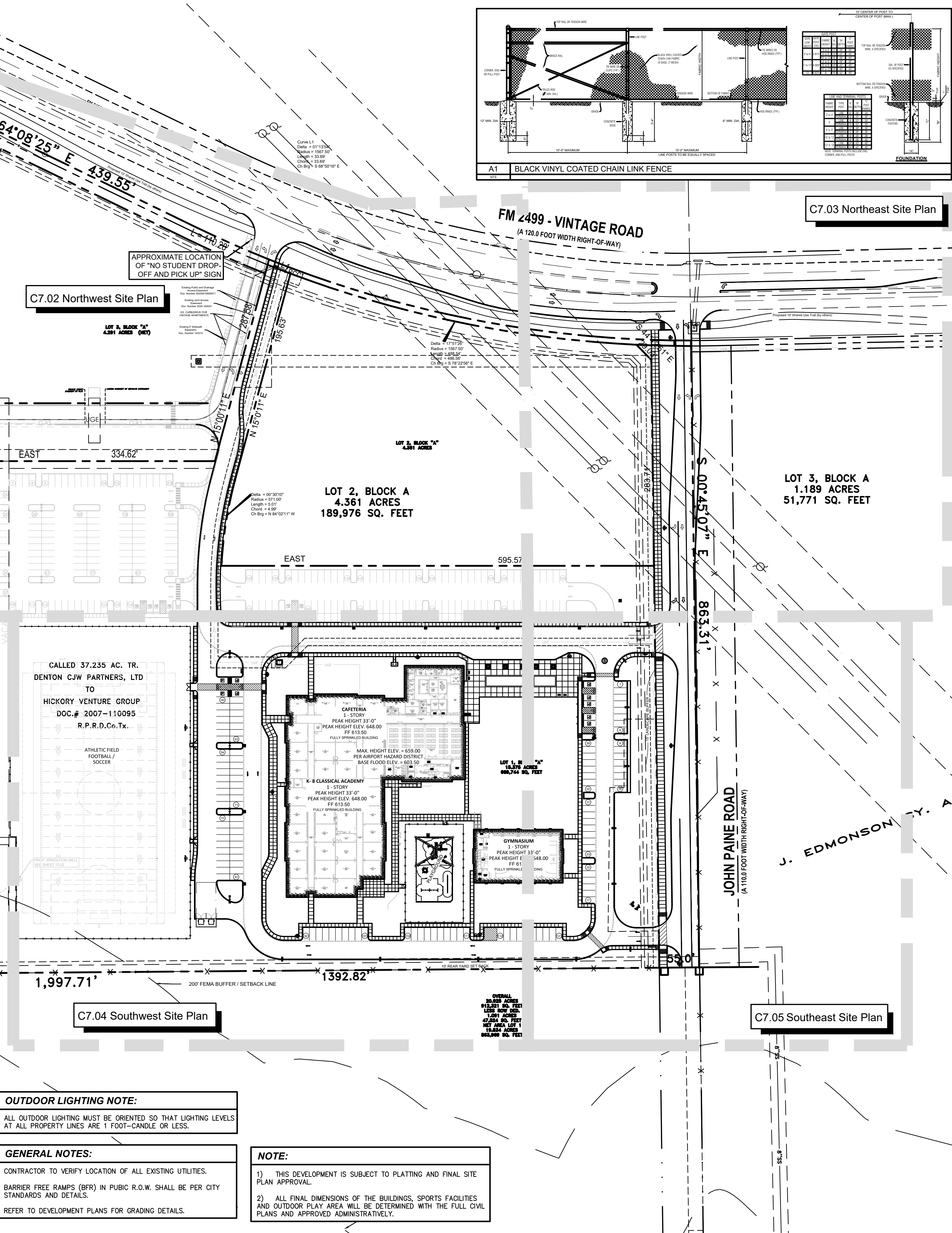
BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

NOTE:

1) THIS DEVELOPMENT IS SUBJECT TO PLATTING AND FINAL SITE PLAN APPROVAL.

2) ALL FINAL DIMENSIONS OF THE BUILDINGS, SPORTS FACILITIES, AND OUTDOOR PLAY AREA WILL BE DETERMINED WITH THE FULL CIVIL PLANS AND APPROVED ADMINISTRATIVELY.



GENERAL SITE NOTES

- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
- ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF DENTON REQUIREMENTS, TYP.
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF DENTON SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE CITY OF DENTON SPECIFICATIONS, STANDARDS, AND DETAILS.
- IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF DENTON ENGINEERING DEPARTMENT FOR REVIEW.
- MARK FIRE LANES TO THE CITY OF DENTON SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

SITE LEGEND (PROPOSED)

PROPOSED UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER (RCP)
WTR	WATER
WTR	SANITARY SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE, TEE, BEND
PROPOSED FEATURES	
F.F.E. = 612.00	FINISH FLOOR
	CONCRETE CURB
	CONCRETE SIDEWALK
	DUMPSTER ENCLOSURE
	EDGE OF CONCRETE
	CHAIN LINK FENCE
	26' FIRE LANE AND PUBLIC ACCESS EASEMENT
	HANDICAP PARKING SPACE & STRIPING
	HANDICAP CROSSING OR DROPOFF STRIPING
	PAINTED TRAFFIC DIRECTIONAL ARROW
	PROPERTY LINE
	SITE LIGHTING

SITE LEGEND (EXISTING)

EXISTING UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER
WTR	WATER
WTR	SANITARY SEWER MANHOLE
	HEADWALL
	RIP-RAP
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
EXISTING FEATURES	
	FUTURE CURB
	PROPERTY LINE
	STREET LIGHT
	EX. BARBED WIRE FENCE
	EX. METAL FENCE

UTILITY NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

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CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: tbias@hidell.com

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of, Mike Glenn, P.E. 35059
Date: September 24th, 2025

GLENN
ENGINEERING

TBPE FIRM F-303 HUB #1752575193300
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038
PHONE: (972) 717-5151

TITLE

CONCEPT SITE PLAN

REVISIONS

JOB NO. 20290

Issue Date: 09.24.2025

Drawn By: PDP

Checked By: RAH

SHEET NO.

C7.00

SITE DATA TABLE	
PHYSICAL ADDRESS:	0000 JOHN PAINE ROAD DENTON, TEXAS 75165 689,744 SF: 15.375 ACRES
GROSS SITE AREA SF:	
ZONING:	PD 139
CURRENT ZONING:	PD-139
PROPOSED ZONING:	VACANT - AG
CURRENT USE:	INSTITUTIONAL - EDUCATIONAL FACILITY
PROPOSED USE:	
LOT COVERAGE DATA (50% MAX.):	
BUILDING COVERAGE (21 MAX. OR 50%) TOTAL:	62,075 S.F.
(GROUND FLOOR) BUILDINGS FOOTPRINT:	BUILDING
K-8 BUILDING WITH ADMIN / CAFETERIA = 16,231 SF +	
= 36,854 SF	
GYM = 8,980 SF	
IMPERVIOUS AREA (APPROX. PROPOSED):	= 62,075 / 689,744 = 09.27% FAR
(292,282 / 689,744 = 43.64% LOT COVERAGE)	
PERVIOUS AREA S.F. (APPROX. PROPOSED):	377,462 S.F.
(377,462 / 689,744 = 56.36%)	
PARKING SUMMARY:	
SURFACE PARKING PROVIDED ENTIRE SITE:	374 SPACES/17 ADA ACCESSIBLE SPACES = 391 TOTAL
BUILDING DATA (MAX HEIGHT ALLOWED 43')	
K-8 SCHOOL - 1 STORY	
PEAK HEIGHT:	22'-6"
GYM - 1 STORY	
PEAK HEIGHT:	28'-0"

PARKING CALCULATIONS:	
CITY OF DENTON MUNICIPAL CODE (VERSION: JAN. 19, 2024)	
(PHASE 1) ELEMENTARY OR MIDDLE 1 SPACE PER 12 STUDENTS DESIGN CAPACITY, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS GUEST SPACES DETERMINED BY THE SCHOOL.	
• STUDENTS (728 / 12) = 60	
• STAFF/EMPLOYEE = 43	
• GUEST PARKING = 27 (DETERMINED BY SCHOOL)	
• TOTAL PARKING REQUIRED = 118	
• PROVIDED PARKING = 130	
(PHASE 1 and 2) HIGH SCHOOL: 1 SPACE PER 2 STUDENTS DESIGN CAPACITY, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS GUEST SPACES DETERMINED BY THE SCHOOL.	
• STUDENTS (324 / 2) = 162	
• STAFF/EMPLOYEE = 43	
• GUEST PARKING = 79 (DETERMINED BY SCHOOL)	
• TOTAL PARKING REQUIRED = 197	
• PROVIDED PARKING = 261	

NOTE:

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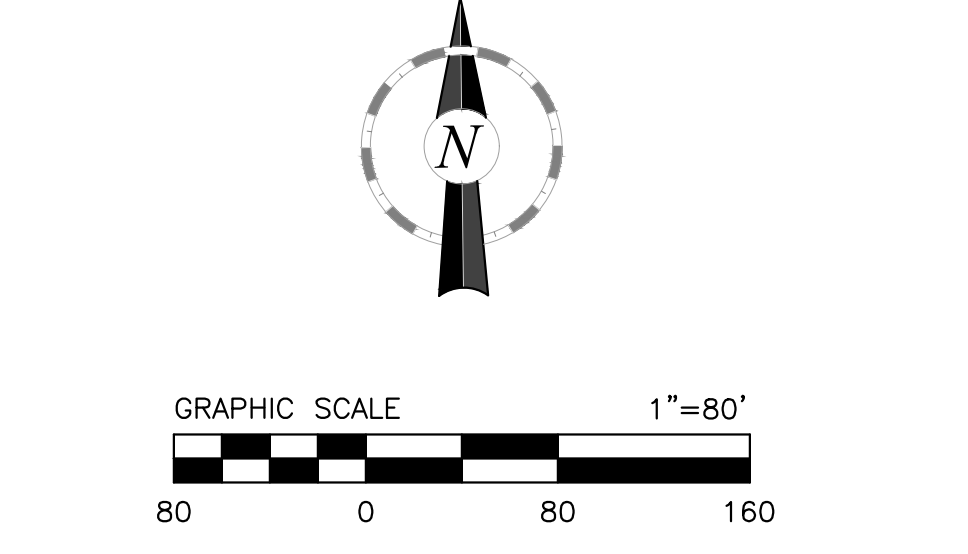
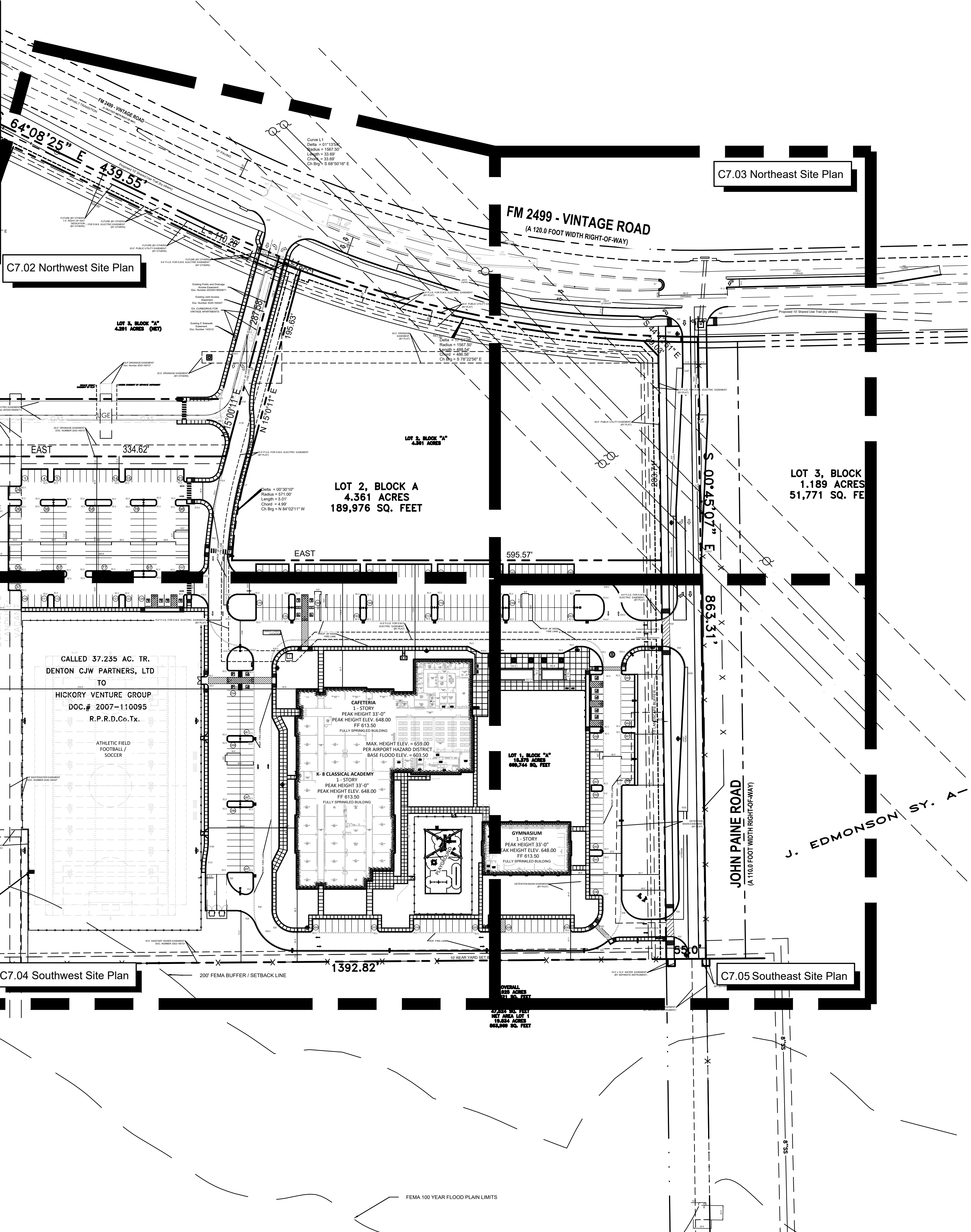
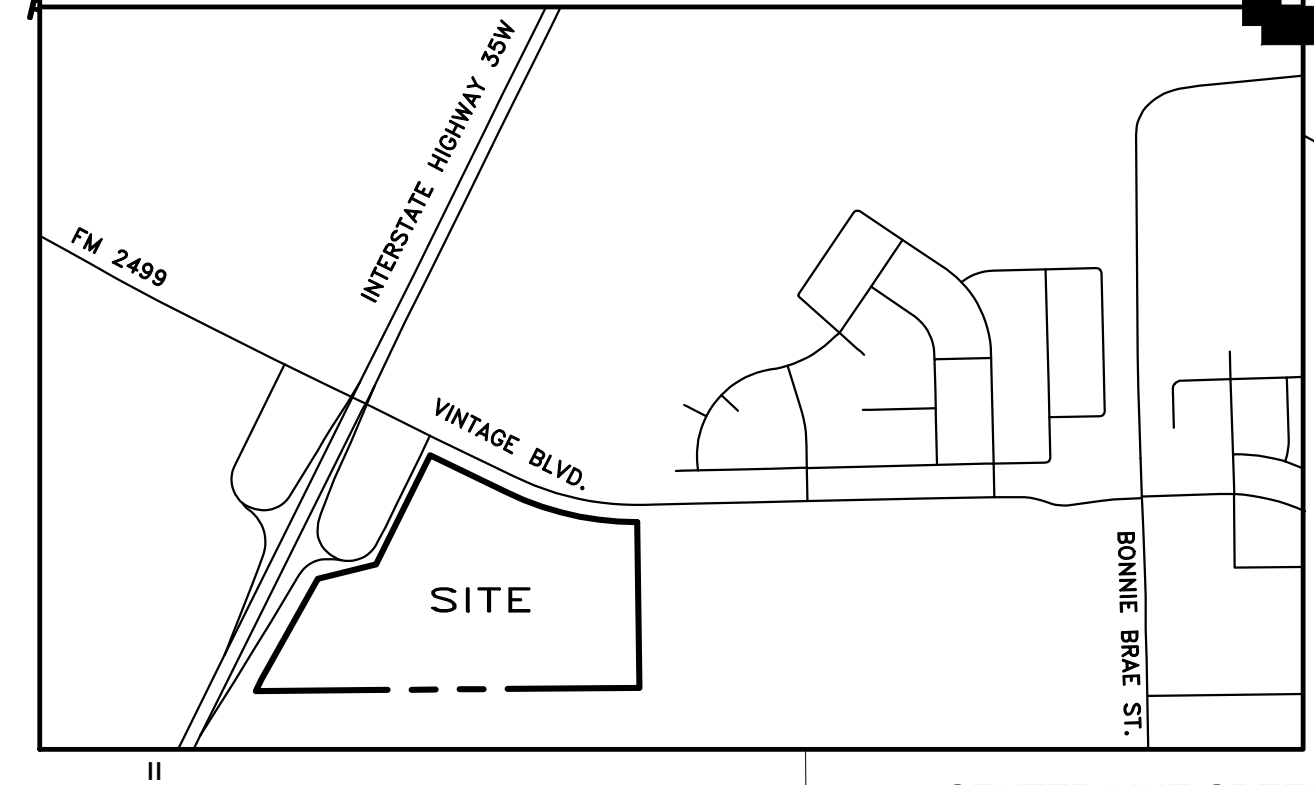
GENERAL NOTES:

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BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

VICINITY MAP - SCALE 1" = 2,000'



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- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
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 - MARK FIRE LANES TO THE CITY OF DENTON SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

SITE LEGEND (PROPOSED)	
PROPOSED UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER (RCP)
WTR	WATER
	SANITARY SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
PROPOSED FEATURES	
F.F.E. = 612.00	FINISH FLOOR
	CONCRETE CURB
	CONCRETE SIDEWALK
	DUMPSTER ENCLOSURE
	EDGE OF CONCRETE
	CHAIN LINK FENCE
	24" FIRE LANE AND PUBLIC ACCESS EASEMENT
	HANDICAP PARKING SPACE & STRIPING
	HANDICAP CROSSING OR DROPOFF STRIPING
	PAINTED TRAFFIC DIRECTIONAL ARROW
	PROPERTY LINE
	SITE LIGHTING

SITE LEGEND (EXISTING)	
EXISTING UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER
WTR	WATER
	SANITARY SEWER MANHOLE
	HEADWALL
	RIP-RAP
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
EXISTING FEATURES	
	FUTURE CURB
	PROPERTY LINE
	STREET LIGHT
	EX. BARBED WIRE FENCE
	EX. METAL FENCE

UTILITY NOTE

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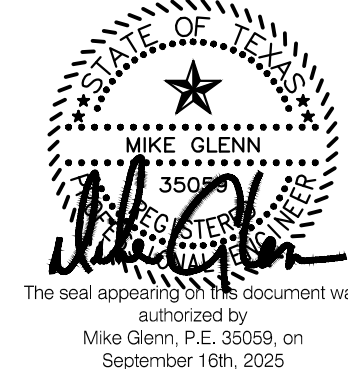
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Texas

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4th PD
Submittal

TITLE

OVERALL DIMENSION CONTROL - SITE
PLAN

REVISIONS

JOB NO. 20290

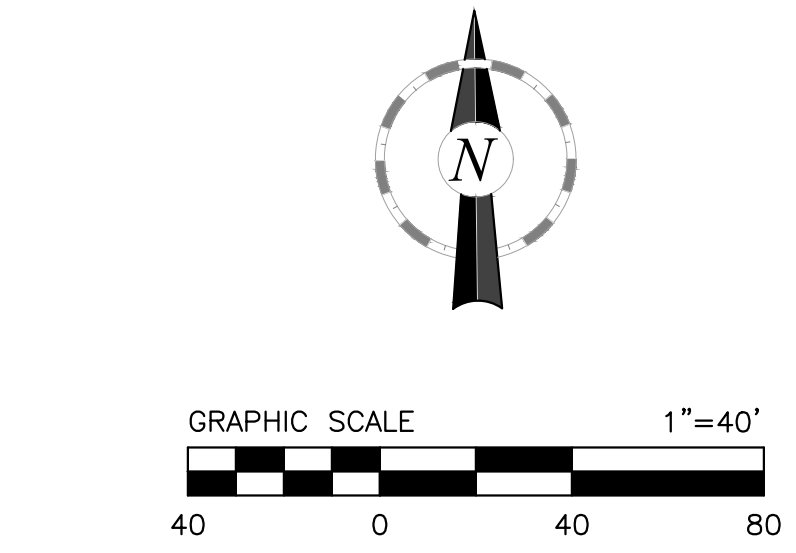
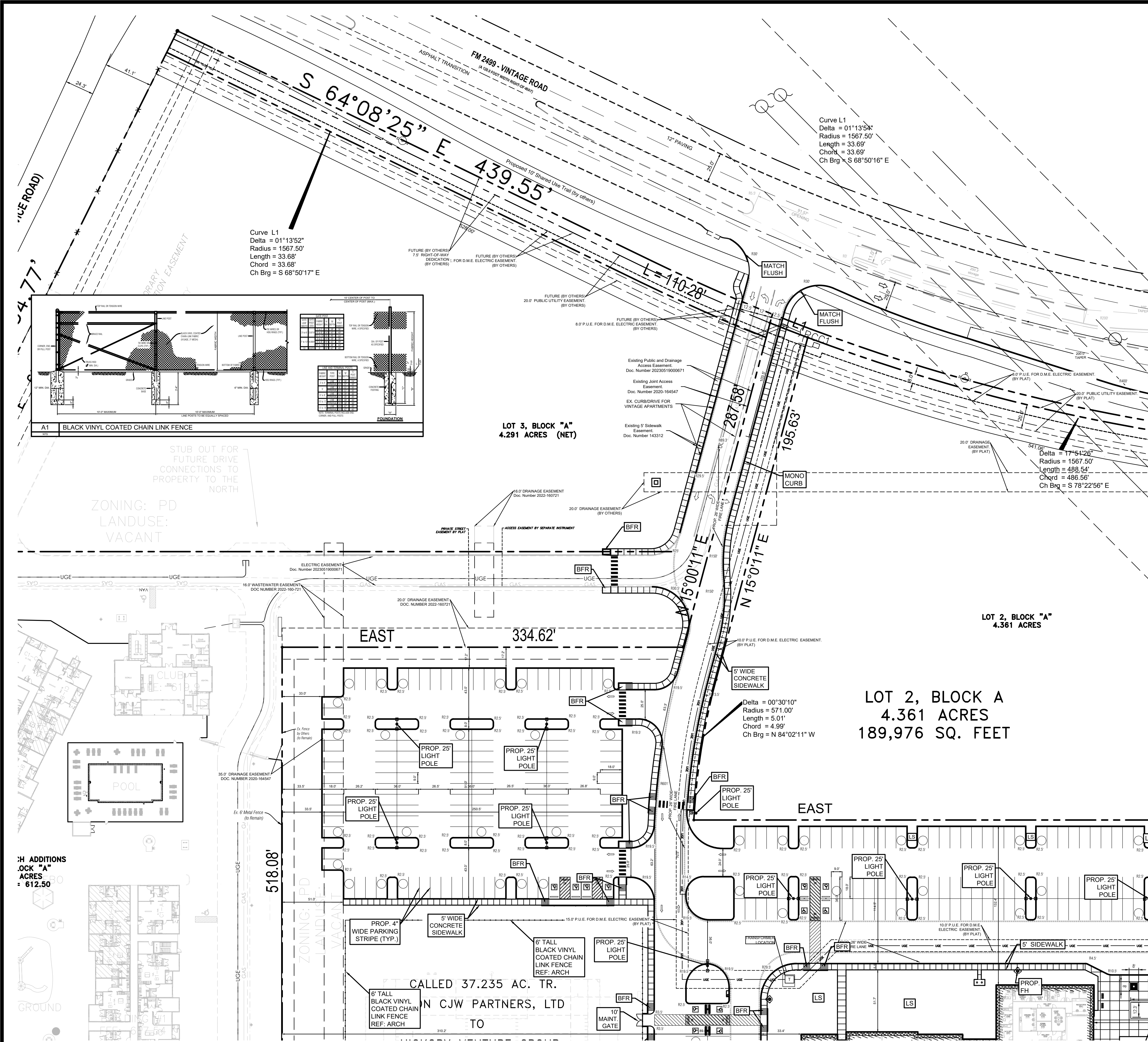
Issue Date: 09.16.2025

Drawn By: PDP

Checked By: RAH

SHEET NO.

C7.01



- GENERAL SITE NOTES**
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
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SITE LEGEND (PROPOSED)

PROPOSED UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER (RCP)
ST	STORM SEWER (>12" PVC)
WTR	WATER
	SANITARY SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
PROPOSED FEATURES	
F.F.E. = 612.00	FINISH FLOOR
	CONCRETE CURB
	CONCRETE SIDEWALK
	DUMPSTER ENCLOSURE
	EDGE OF CONCRETE
	CHAIN LINK FENCE
	24' FIRE LANE AND PUBLIC ACCESS EASEMENT
	HANDICAP PARKING SPACE & STRIPING
	HANDICAP CROSSING OR DROPOFF STRIPING
	PAINTED TRAFFIC DIRECTIONAL ARROW
	PROPERTY LINE
	SITE LIGHTING

SITE LEGEND (EXISTING)

EXISTING UTILITIES	
ss	SANITARY SEWER
st	STORM SEWER
wtr	WATER
	SANITARY SEWER MANHOLE
	HEADWALL
	RIP-RAP
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
EXISTING FEATURES	
	FUTURE CURB
	PROPERTY LINE
	STREET LIGHT
	EX. BARBED WIRE FENCE
	EX. METAL FENCE

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

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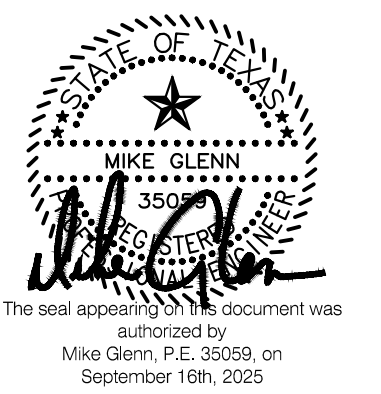
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4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038
PHONE: (972) 717-5151

**4th PD
Submittal**

TITLE

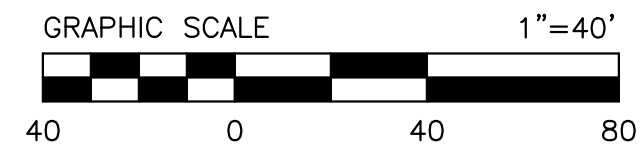
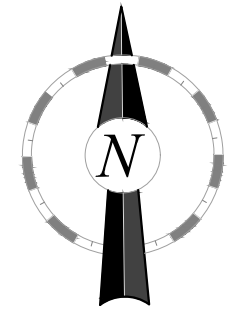
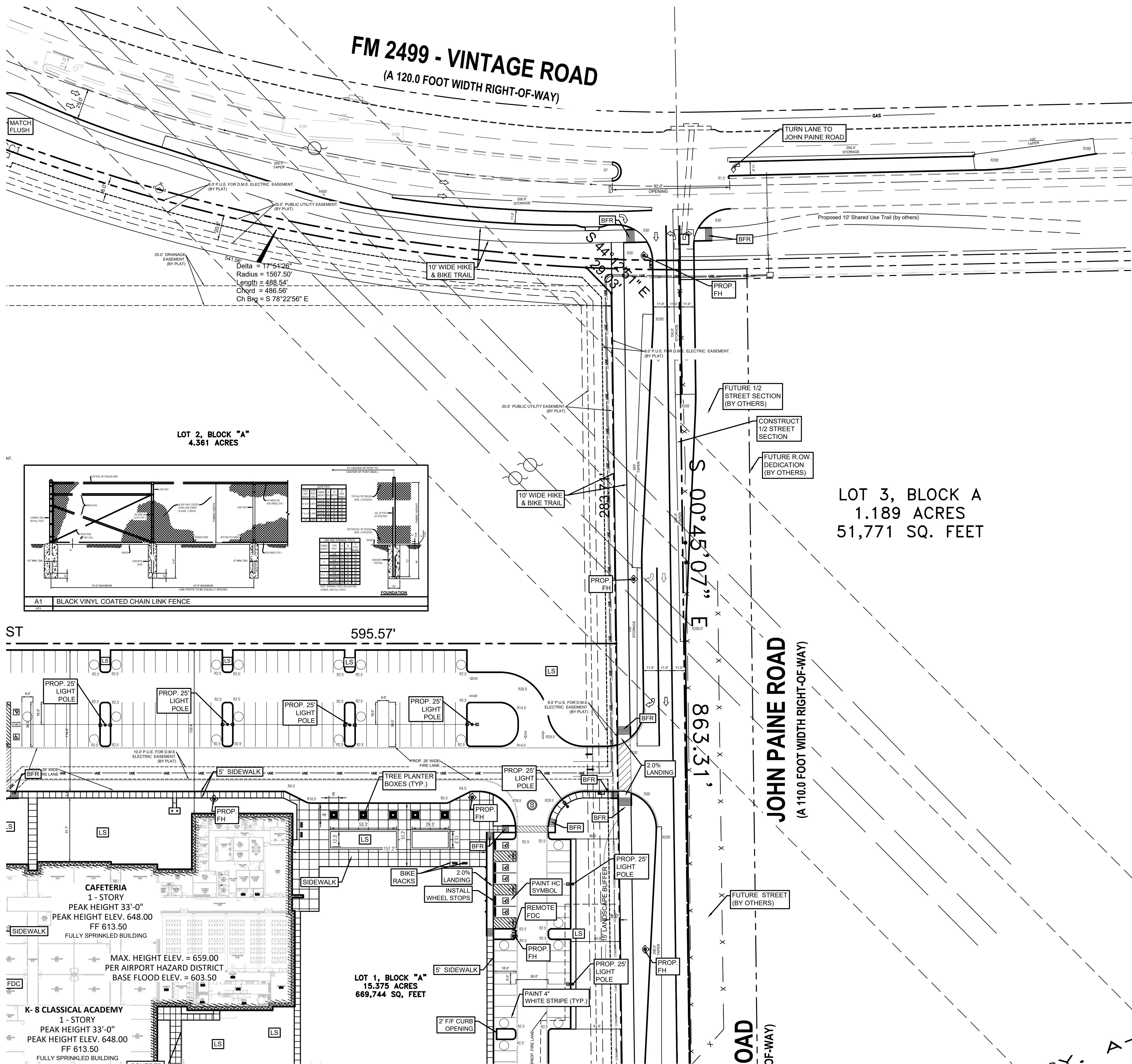
CONCEPT SITE PLAN - NORTHWEST

REVISIONS

JOB NO. 20290
Issue Date: 09.16.2025
Drawn By: PDP
Checked By: RAH

SHEET NO.

C7.02



GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING, STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF DENTON REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF DENTON SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
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10. MARK FIRE LANES TO THE CITY OF DENTON SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

SITE LEGEND (PROPOSED)

PROPOSED UTILITIES	
SS	SANITARY SEWER
ST	STORM SEWER (RCP)
ST	STORM SEWER (>12" PVC)
WTR	WATER
	SANITARY SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
PROPOSED FEATURES	
F.F.E. = 612.00	FINISH FLOOR
	CONCRETE CURB
	CONCRETE SIDEWALK
	DUMPSTER ENCLOSURE
	EDGE OF CONCRETE
	CHAIN LINK FENCE
	24" FIRE LANE AND PUBLIC ACCESS EASEMENT
	HANDICAP PARKING SPACE & STRIPING
	HANDICAP CROSSING OR DROPOFF STRIPING
	PAINTED TRAFFIC DIRECTIONAL ARROW
	PROPERTY LINE
	SITE LIGHTING

SITE LEGEND (EXISTING)

EXISTING UTILITIES	
ss	SANITARY SEWER
	STORM SEWER
wtr	WATER
	SANITARY SEWER MANHOLE
	HEADWALL
	RIP-RAP
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
EXISTING FEATURES	
	FUTURE CURB
	PROPERTY LINE
	STREET LIGHT
	EX. BARBED WIRE FENCE
	EX. METAL FENCE

NOTE

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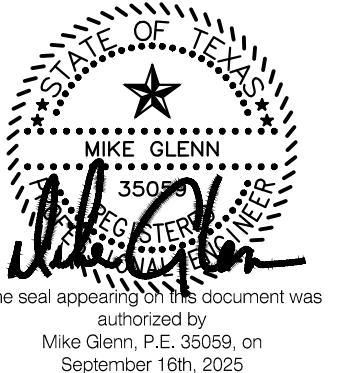
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4th PD
Submittal

TITLE

CONCEPT SITE PLAN - NORTHEAST

REVISIONS

JOB NO. 20290

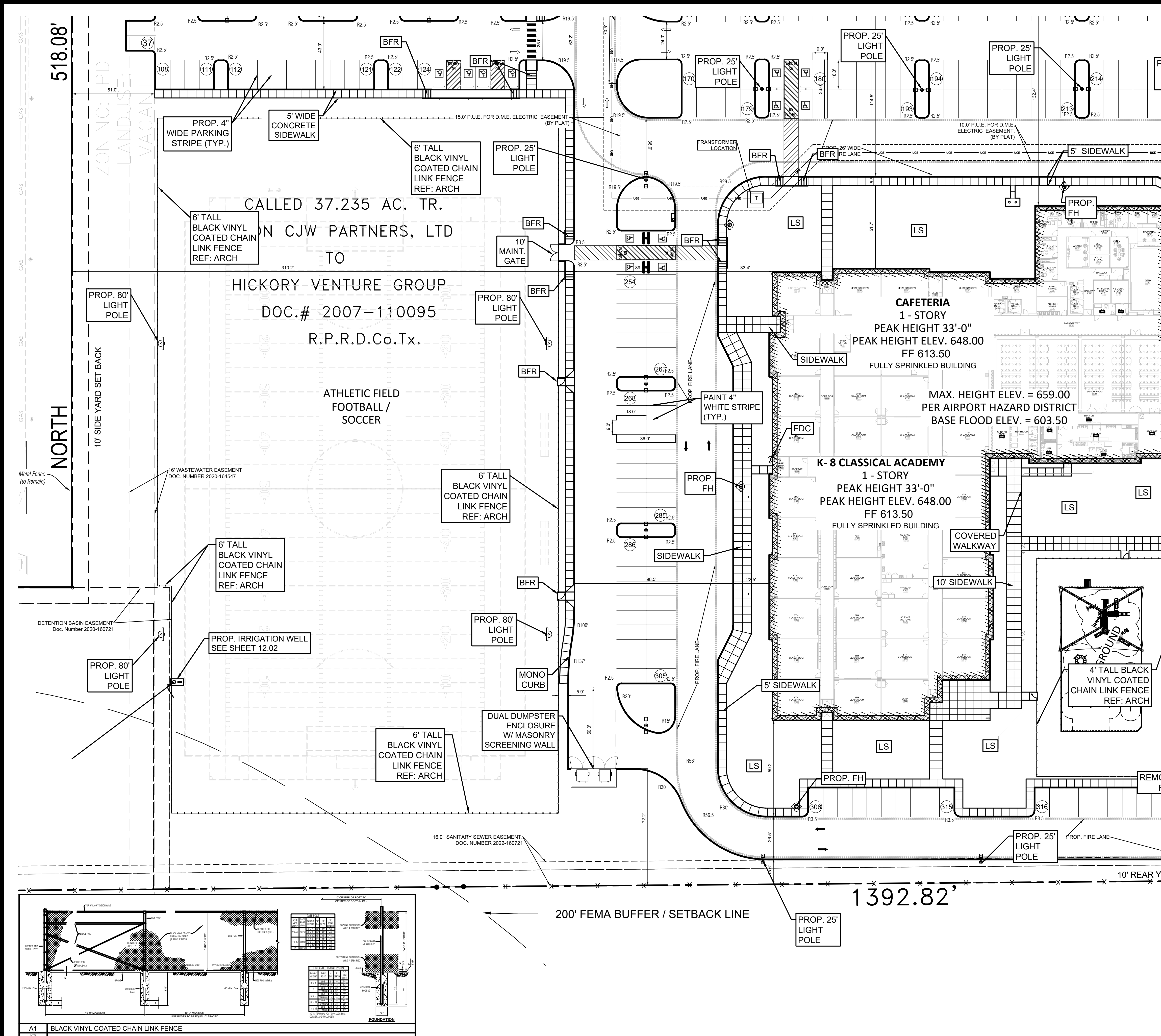
Issue Date: 09.16.2025

Drawn By: PDP

Checked By: RAH

SHEET NO.

C7.03



GENERAL SITE NOTES

- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
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SITE LEGEND (PROPOSED)

PROPOSED UTILITIES

- SS SANITARY SEWER
- ST STORM SEWER (RCP)
- WTR WATER
- WTR SANITARY SEWER MANHOLE
- WTR CURB INLET
- WTR CATCH BASIN
- WTR FIRE HYDRANT
- WTR WATER VALVE

PROPOSED FEATURES

- FINISH FLOOR
- CONCRETE CURB
- CONCRETE SIDEWALK
- DUMPSTER ENCLOSURE
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- 24" FIRE LANE AND PUBLIC ACCESS EASEMENT
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- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- SITE LIGHTING

SITE LEGEND (EXISTING)

EXISTING UTILITIES

- ss SANITARY SEWER
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- wtr WATER
- WTR SANITARY SEWER MANHOLE
- WTR HEADWALL
- WTR RIP-RAP
- WTR STORM DRAIN MANHOLE
- WTR FIRE HYDRANT
- WTR WATER VALVE

EXISTING FEATURES

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**4th PD
Submittal**

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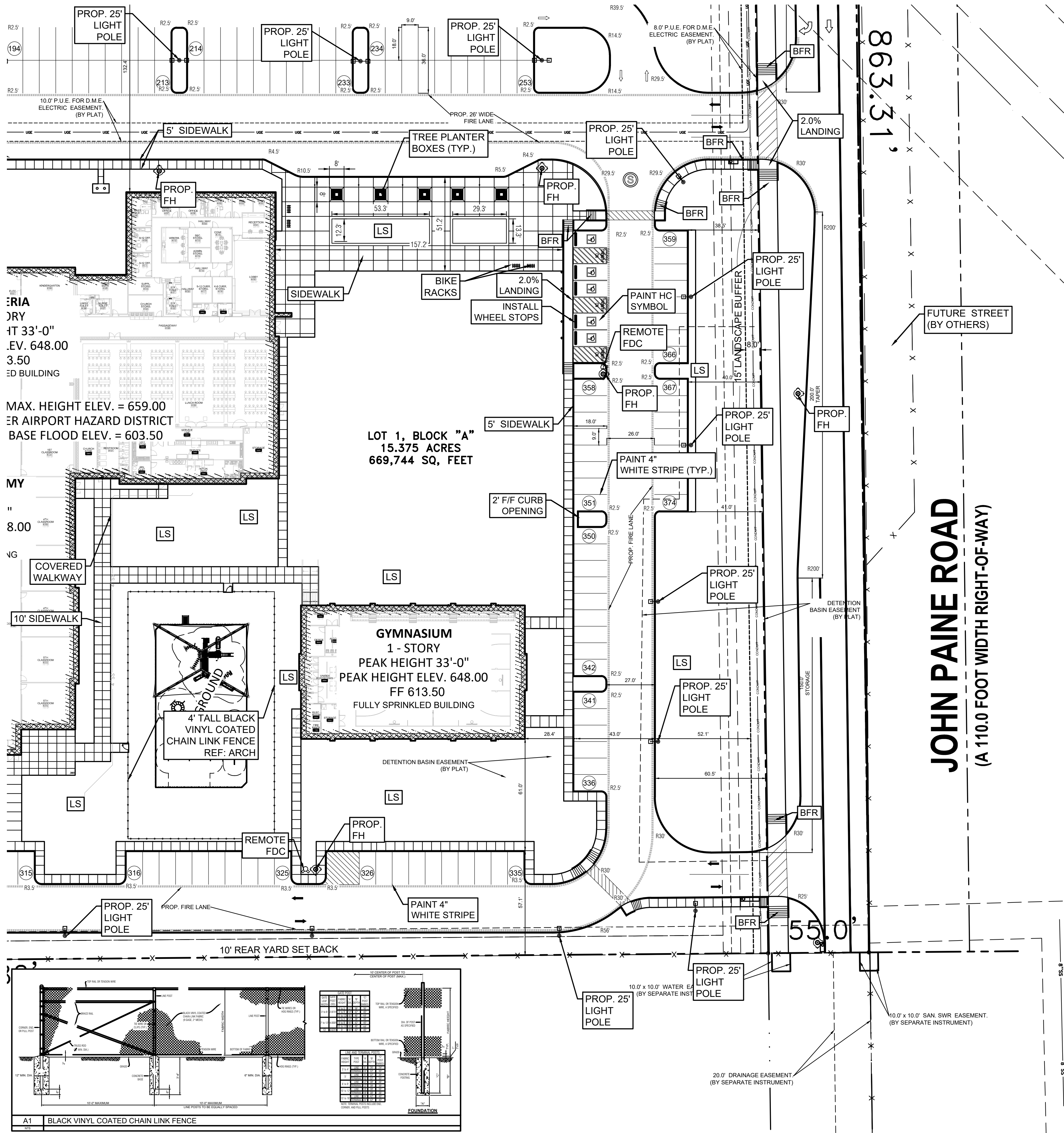
CONCEPT SITE PLAN - SOUTHWEST

REVISIONS

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Drawn By:	PDP
Checked By:	RAH
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The seal appearing on this document was
authorized by
Mike Glenn, P.E. 35092, on
September 16th, 2025.

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4th PD
Submittal

TITLE

CONCEPT SITE PLAN -SOUTHEAST

REVISIONS

JOB NO. 20290

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