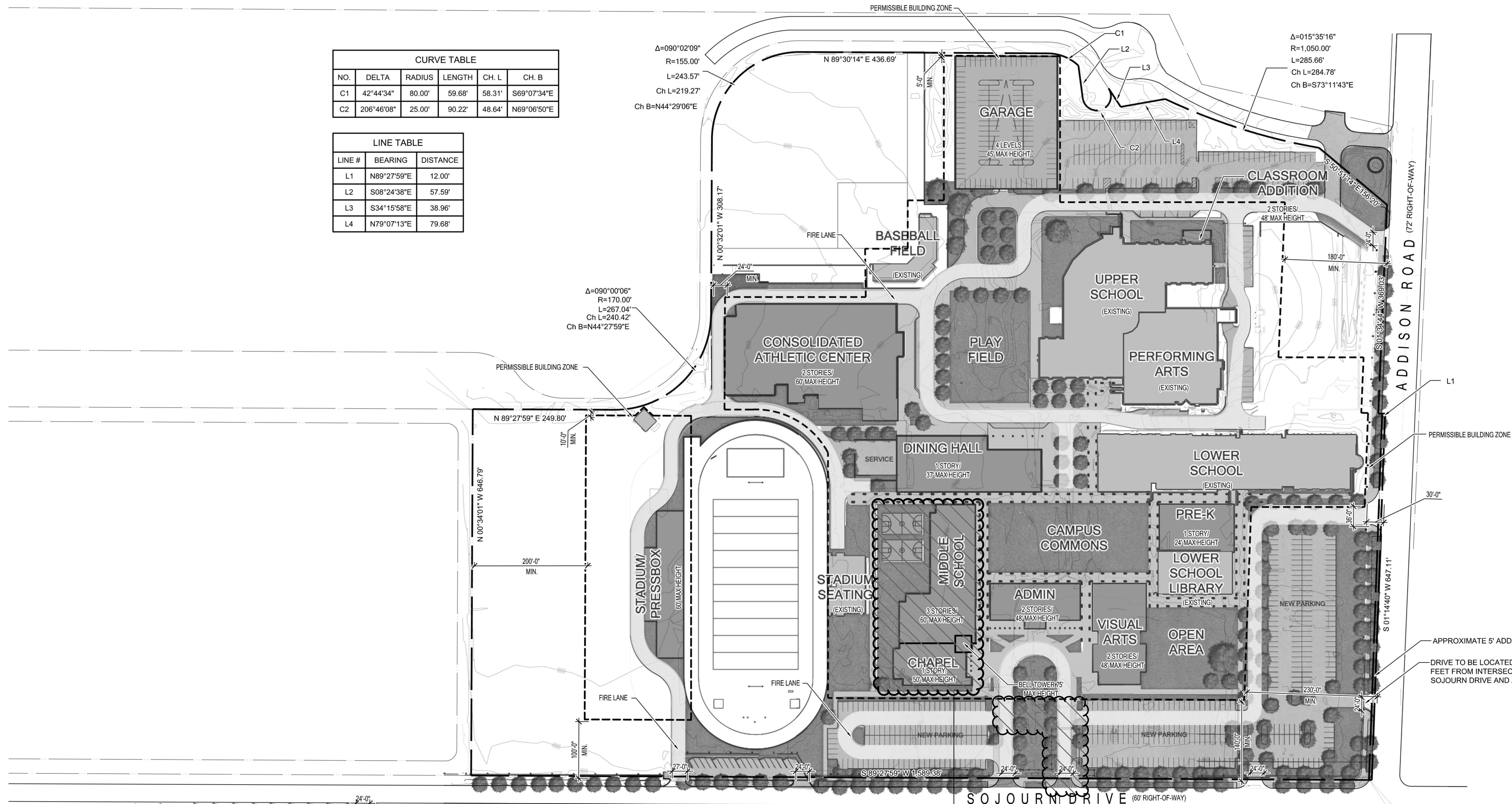
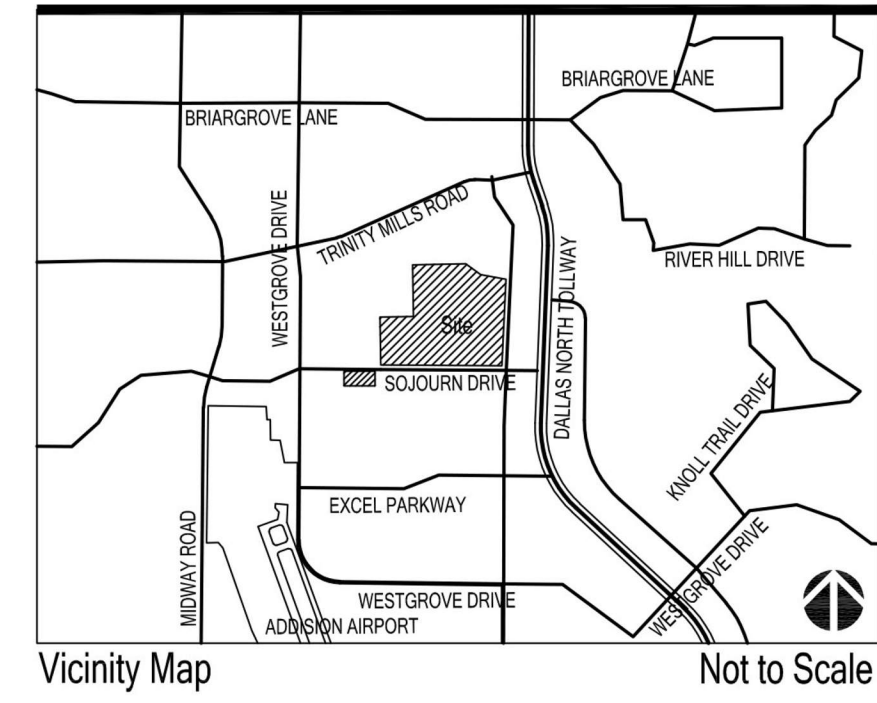


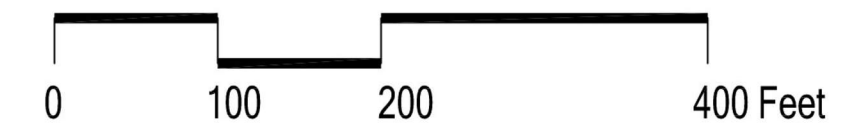
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	42°44'34"	80.00'	59.68'	58.31'	S69°07'34"E
C2	206°46'08"	25.00'	90.22'	48.64'	N69°06'50"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°27'59"E	12.00'
L2	S08°24'38"E	57.59'
L3	S34°15'58"E	38.96'
L4	N79°07'13"E	79.68'



Maximum Allowable Building Area:
585,000 SF

INDIVIDUAL BUILDINGS ARE FOR
ILLUSTRATIVE PURPOSES ONLY



CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
CONCEPT PLAN**
FOR
**2.32 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES**
19.3 ACRES

SITUATED IN THE ELI SHEPARD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021

DEVELOPER: CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECTS: GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite
700 Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffrey W. Dolan, P.E.



No.	Date	Revision

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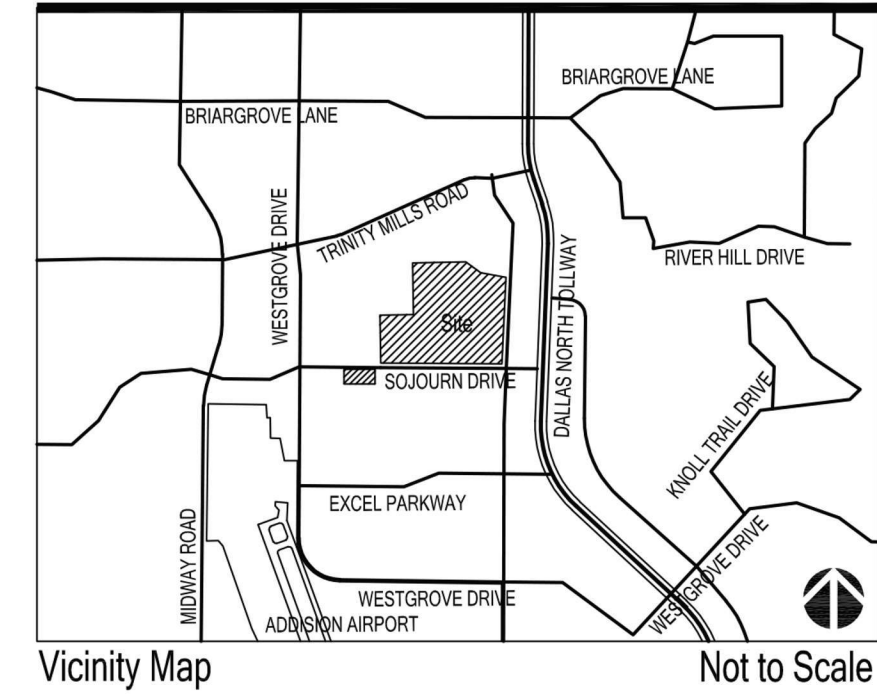
GFF
Drawn By
JMR
Reviewed
Jeremy M. Roehr, AIA
03/08/2021

CONCEPT PLAN

Project No. 20099.00
Date 03/08/2021

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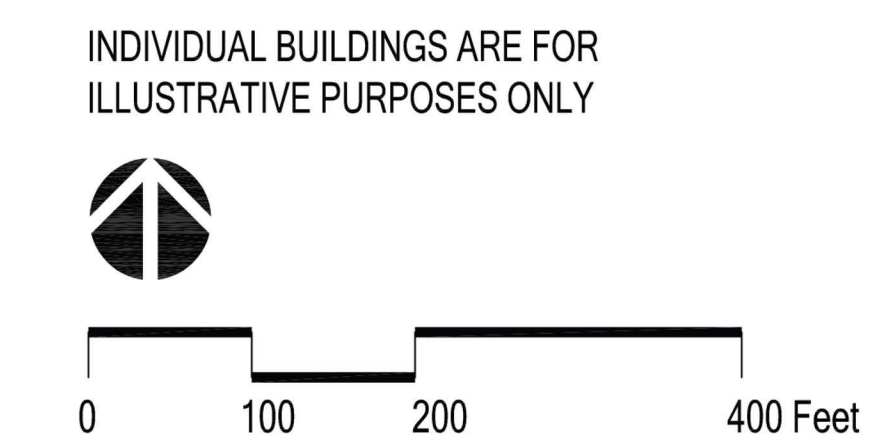


EXISTING BUILDING AREAS	
ADMINISTRATION WING:	6,400sf
ART WING:	9,440sf
ATHLETIC TRAINING CENTER:	18,135sf
BASEBALL STADIUM:	5,000sf
FIELD HOUSE:	22,194sf
LOWER SCHOOL LIBRARY COMPLEX:	20,034sf
LOWER SCHOOL:	78,000sf
MULTI-COMPLEX BUILDING:	49,102sf
MIDDLE SCHOOL:	24,080sf
PERFORMING ARTS CENTER:	35,830sf
PORTABLES (3):	5,048sf
STADIUM:	3,760sf
UPPER SCHOOL:	68,000sf
TOTAL EXISTING:	346,023sf

PROPOSED NEW BUILDING AREA	
MIDDLE SCHOOL:	45,180sf
PHASE 2 MIDDLE SCHOOL:	TBD +/- 20,000sf
CHAPEL:	TBD +/- 11,000sf
TOTAL EXISTING + NEW:	APPOX. 422,203sf

*FUTURE DEVELOPMENT WILL REQUIRE A NEW ZONING SUBMISSION

MAXIMUM ALLOWABLE BUILDING AREA	
	585,000sf



CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
REVISED CONCEPT PLAN**
FOR
**2.32 ACRES OF
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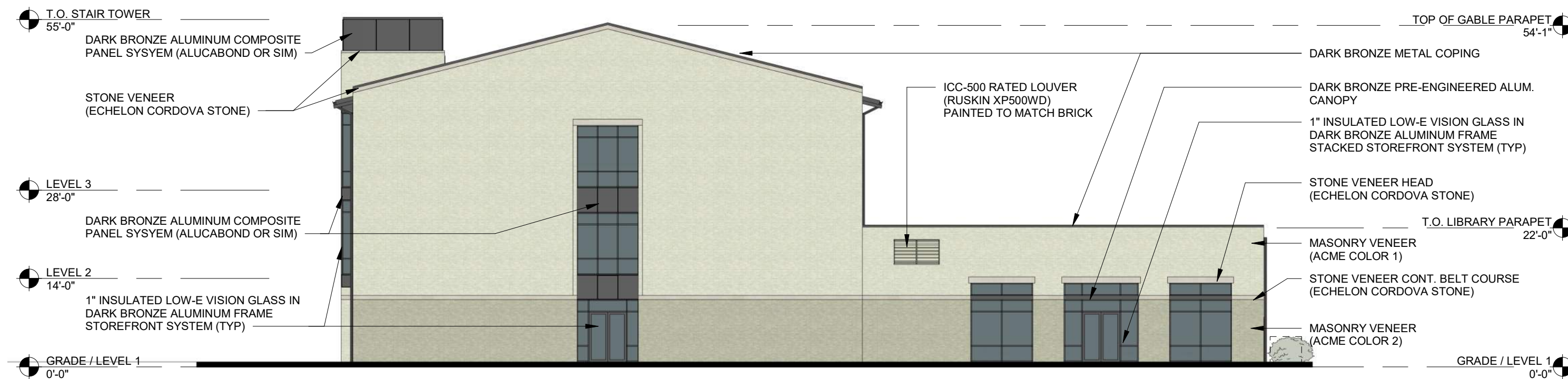
GFF Drawn By
JMR Reviewed
Jeremy M. Roehr, AIA
03/08/2021

REVISED CONCEPT PLAN

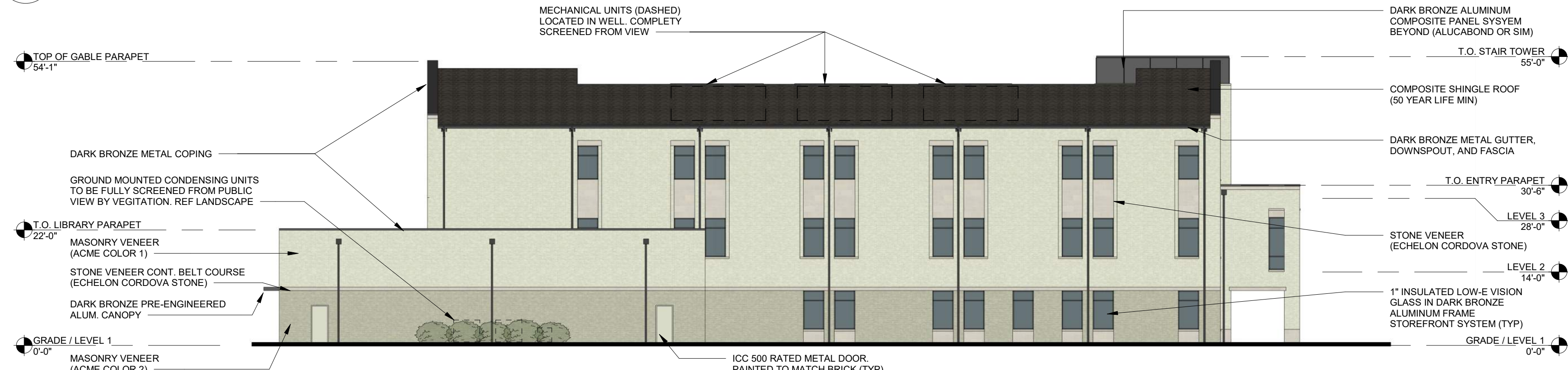
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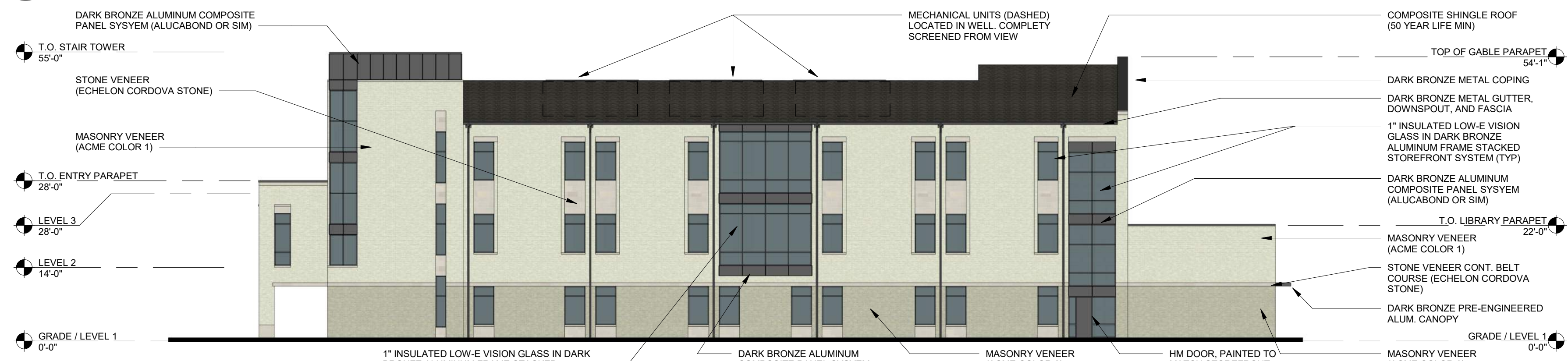
04 SOUTH ELEVATION (FRONT)
1/16" = 1'-0"



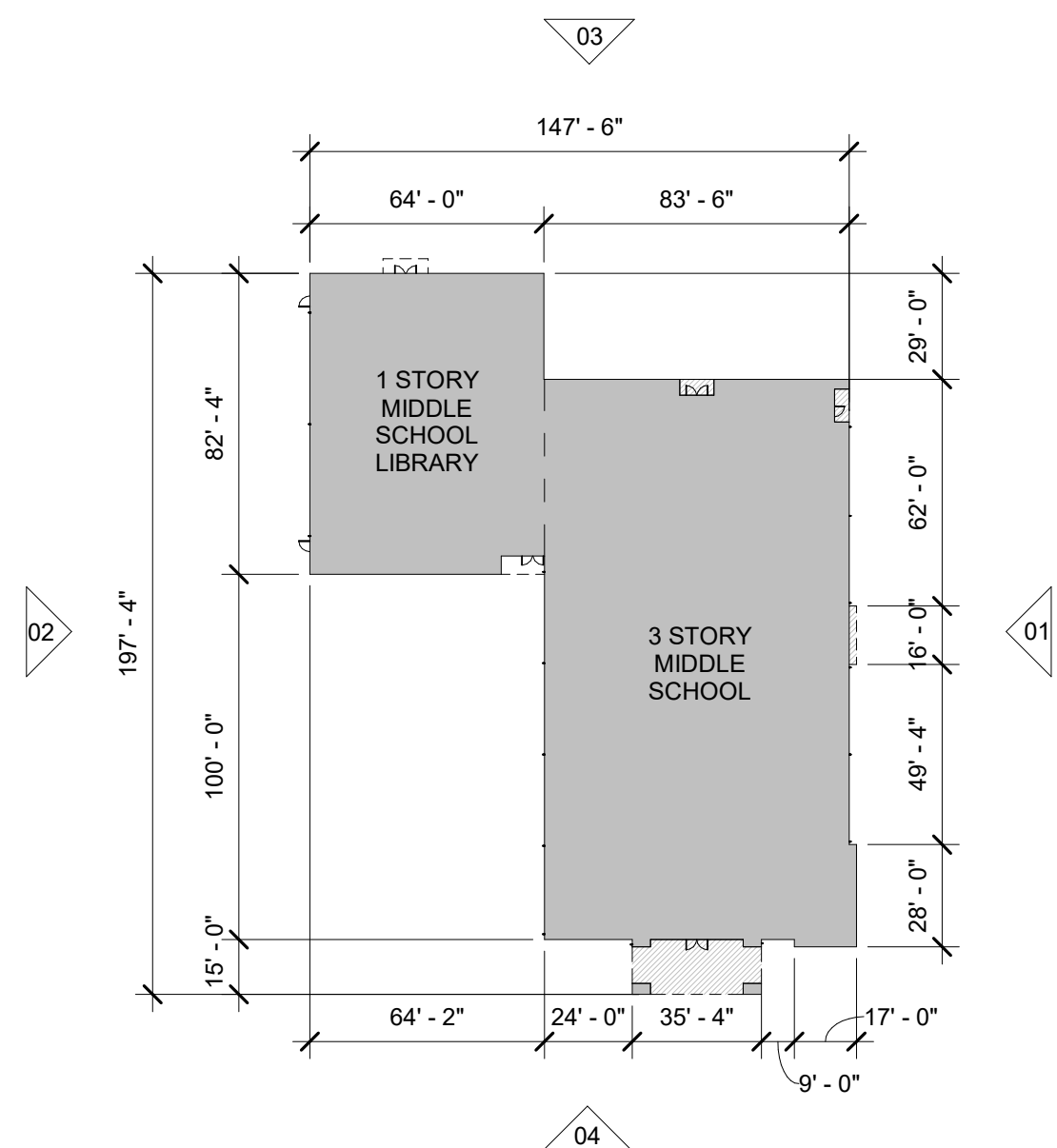
03 NORTH ELEVATION
1/16" = 1'-0"



02 WEST ELEVATION
1/16" = 1'-0"



01 EAST ELEVATION
1/16" = 1'-0"



KEY PLAN
1" = 50'-0"

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

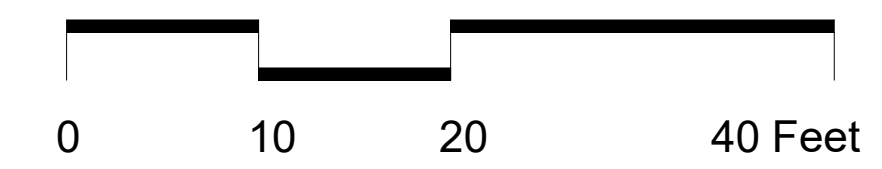
EAST ELEVATION MATERIALS	AREA	PERCENT
MASONRY	5738.3 SF	73%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	479 SF	6%
GLAZING	1648 SF	21%
TOTAL:	7865.3 SF	100%

SOUTH ELEVATION MATERIALS	AREA	PERCENT
MASONRY	4225.7 SF	73.4%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	301.8 SF	5.2%
GLAZING	1229.2 SF	21.4%
TOTAL:	5756.8 SF	100%

NORTH ELEVATION MATERIALS	AREA	PERCENT
MASONRY	4753.6 SF	82.9%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	264.9 SF	4.6%
GLAZING	716.3 SF	12.5%
TOTAL:	5734.7 SF	100%

WEST ELEVATION MATERIALS	AREA	PERCENT
MASONRY	6494.8 SF	85.4%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	319 SF	4.2%
GLAZING	788.2 SF	10.4%
TOTAL:	7565.5 SF	100%

TOTAL ELEVATION MATERIALS	AREA	PERCENT
MASONRY	21212.4 SF	78.7%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	1364.8 SF	5%
GLAZING	4381.6 SF	16.3%
TOTAL:	26841.6 SF	100%



CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
FACADE PLAN**
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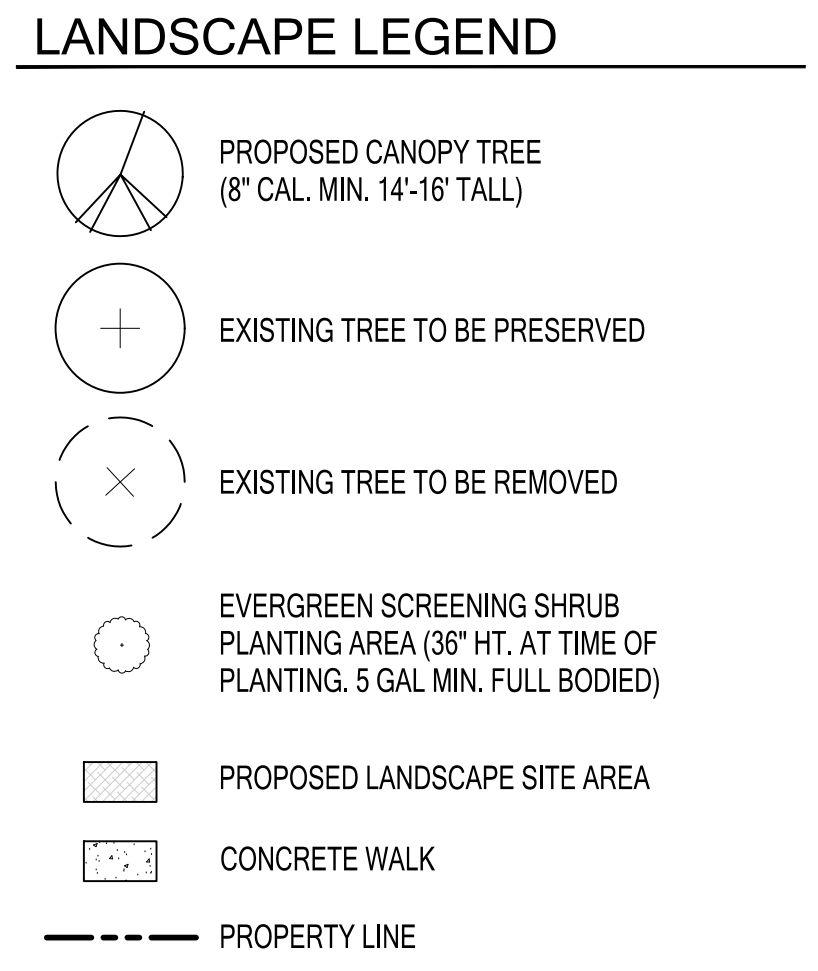
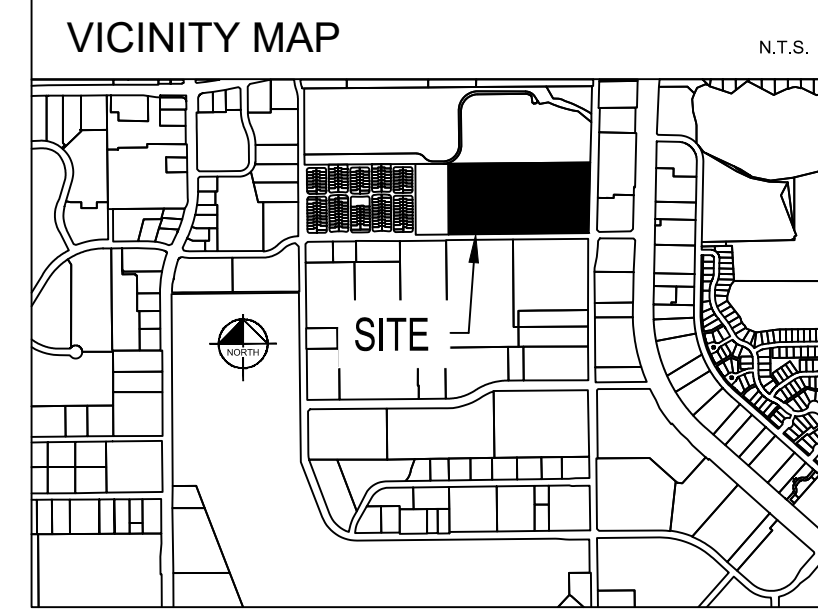
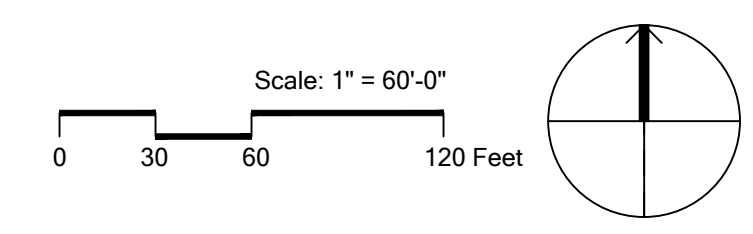
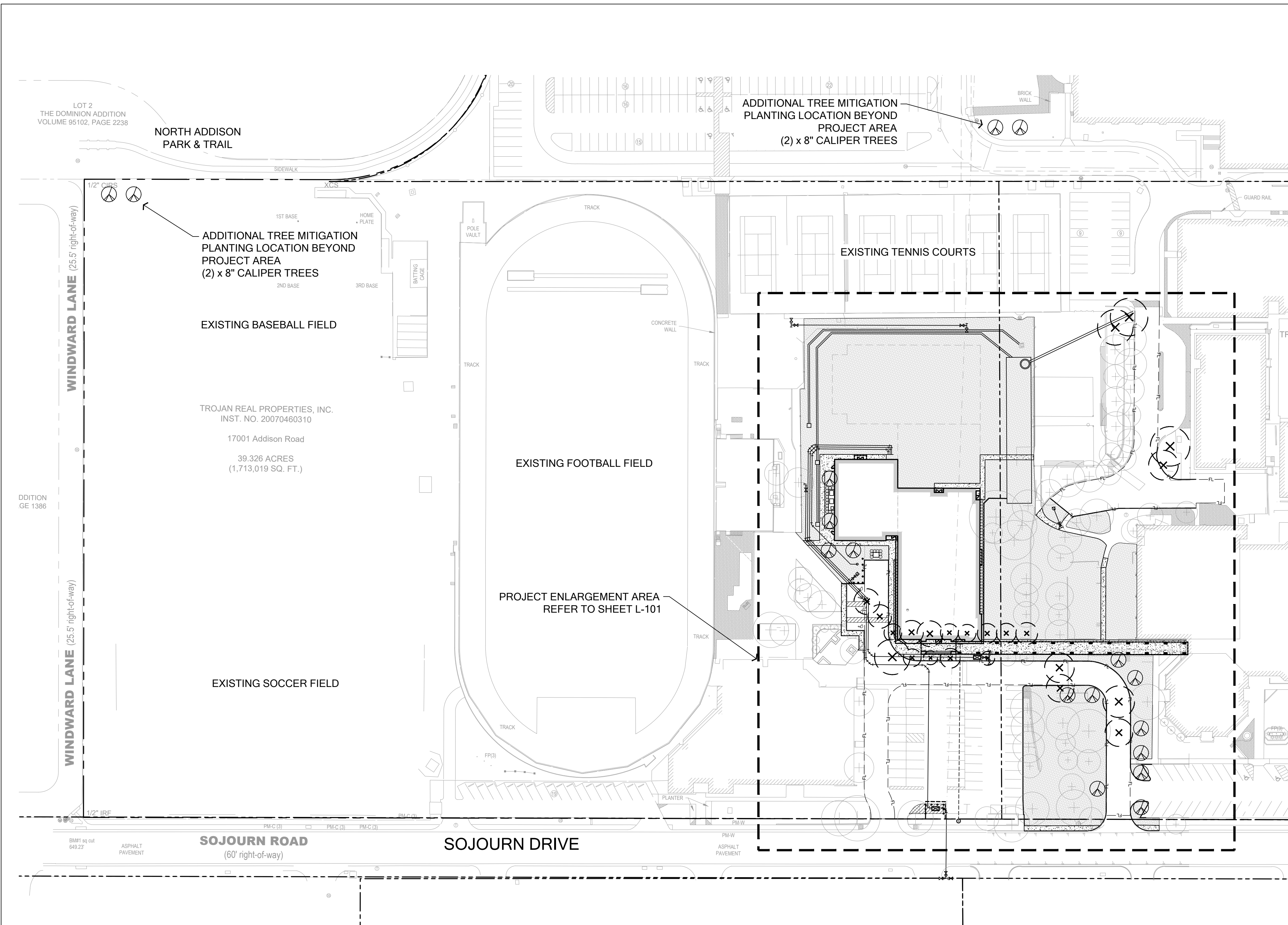
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GFF
Drawn By
JMR
Reviewed
Jeremy M. Roehr, AIA
03/08/2021

FACADE PLAN

Project No. 20099.00
Date 03/08/2021



IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25% OF SURFACE AREA = 83.25cu.ft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25% OF SURFACE AREA = 52.5cu.ft.)

TREE MITIGATION NOTES

- ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2" x 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.
- MINIMUM SIZE REPLACEMENT IS 4" CALIPER FOR 8" CALIPER OR SMALLER TREE TO BE MITIGATED. TREES LARGER THAN 8" CALIPER REQUIRE A MINIMUM 8" CALIPER TREE TO BE PLANTED FOR MITIGATION.

PLANTING LOCATION NOTES

- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
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ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021

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Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
GFF ARCHITECTS
2808 Fairmont Street, Suite 300
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Tel. No. 214-303-1500
Contact: Jeremy Roehrer, AIA

CIVIL ENGINEER:
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13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffery W. Dolian, P.E.



TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001

No.	Date	Revision

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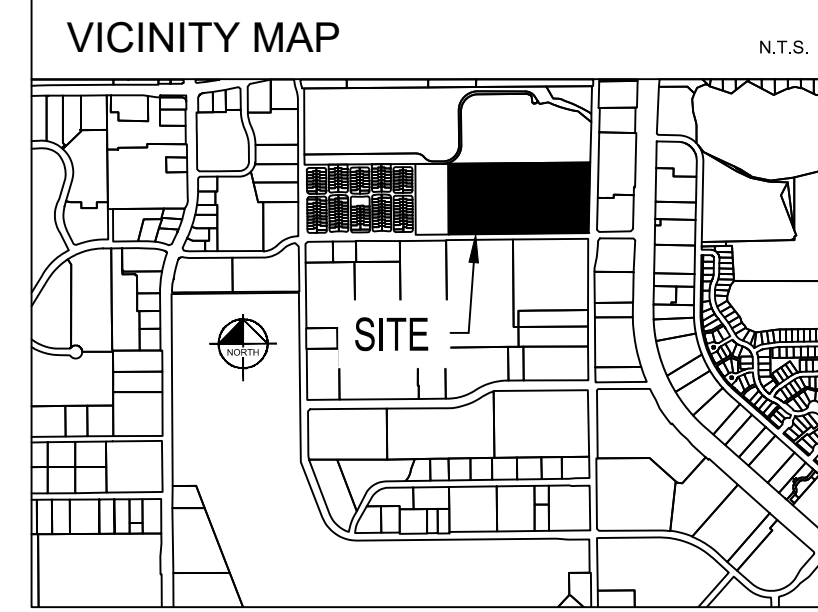
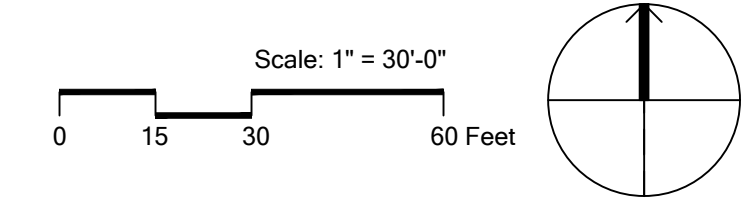
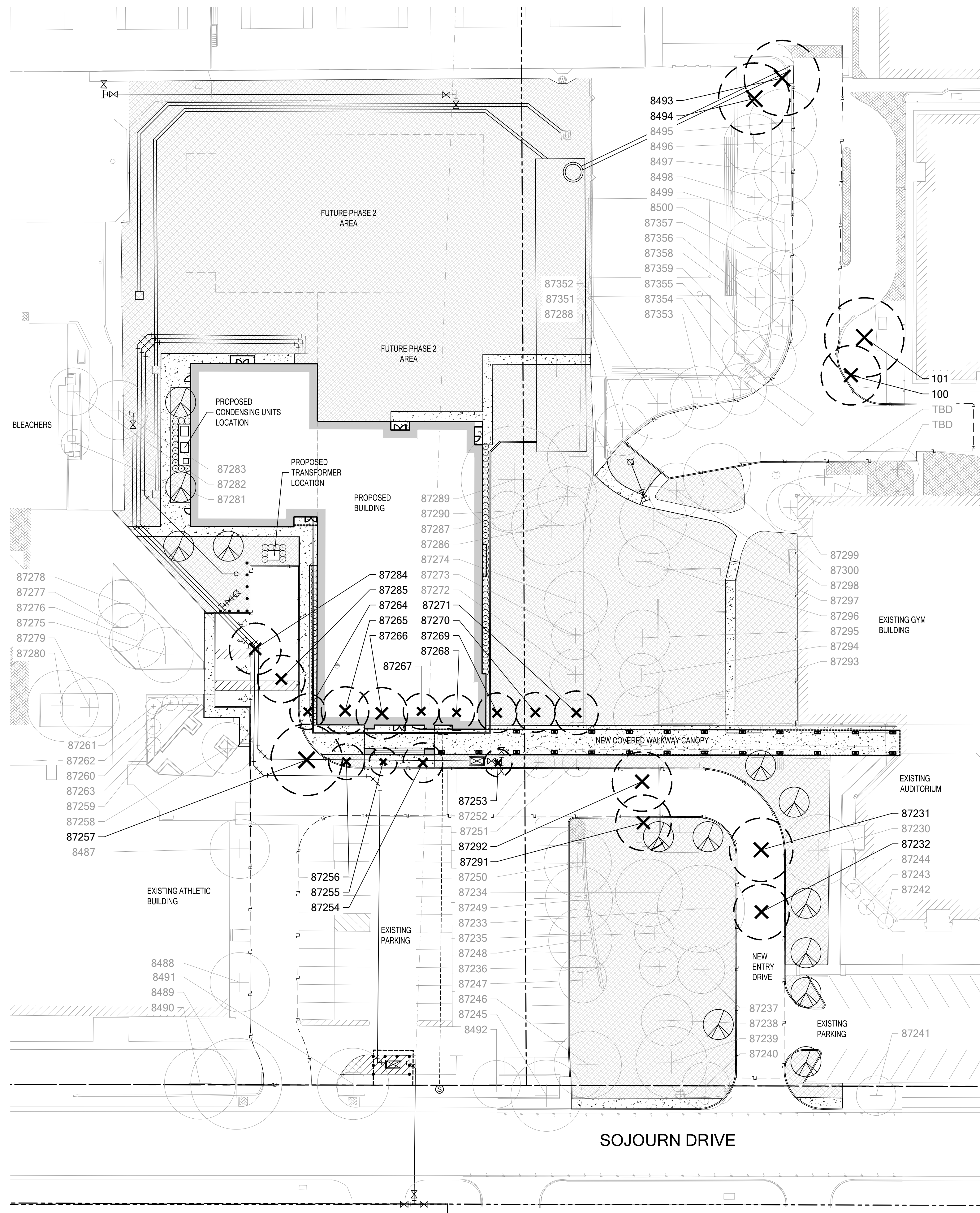
CAC Drawn

MSB Approved

MARK S. BOWLES
TEXAS LIC NO. 2767
03/29/2021

OVERALL LANDSCAPE PLAN

Project No. 20099.00
Date 03.29.2021



- LANDSCAPE LEGEND**
- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16" TALL)
 - EXISTING TREE TO BE PRESERVED
 - EXISTING TREE TO BE REMOVED
 - EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING. 5 GAL. MIN. FULL BODIED)
 - PROPOSED LANDSCAPE SITE AREA
 - CONCRETE WALK
 - PROPERTY LINE

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

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 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25% OF SURFACE AREA = 62.5cu.ft.)

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CURRENT ZONING: PD016-040
 TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
 FOR
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 2100 McKinney Avenue, Suite 700
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 Tel. No. 214-707-3233
 Contact: Bill Pitts

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 Tel. No. 214-303-1500
 Contact: Jeremy Roehr, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
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 Contact: Jeffery W. Dolian, P.E.



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CAC Drawn

MSB Approved

MARK S. BOWLES
 TEXAS LIC NO. 2767
 03/29/2021

LANDSCAPE PLAN

Project No. 20099.00
 Date 03.29.2021

FLOOD STATEMENT
 FLOOD STATEMENT: According to flood map 48113C0180K, effective July 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

TREE NOTE
 REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES.

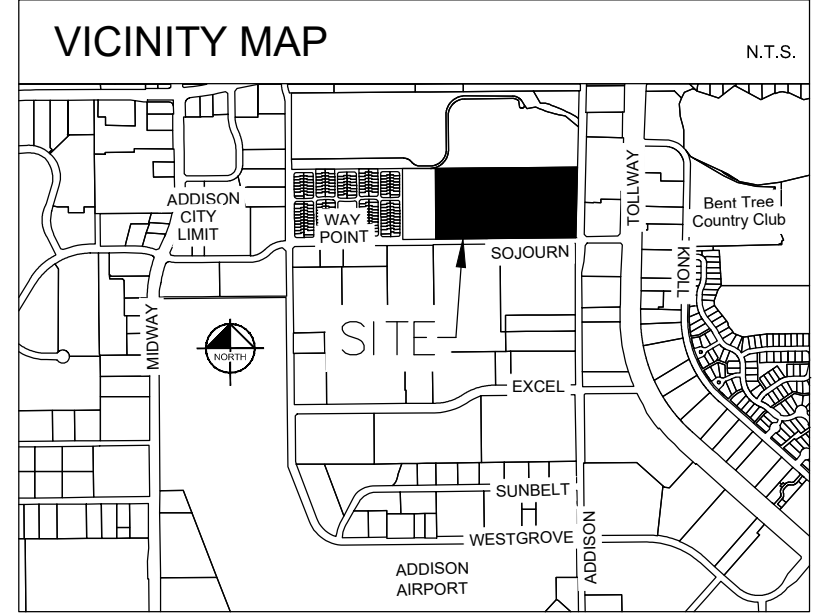
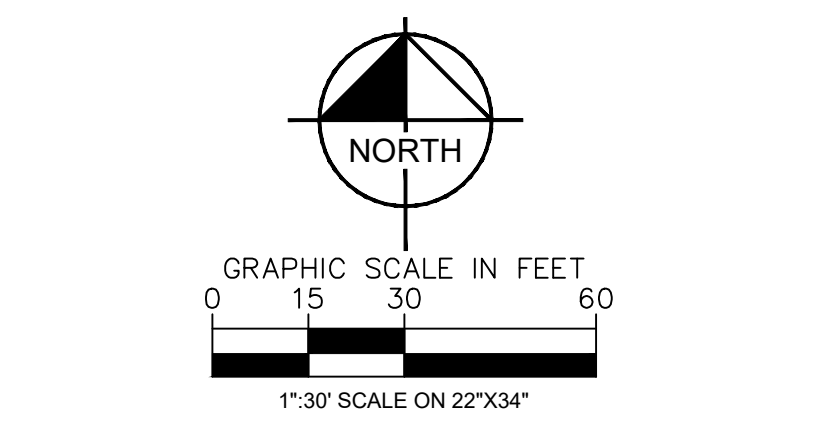
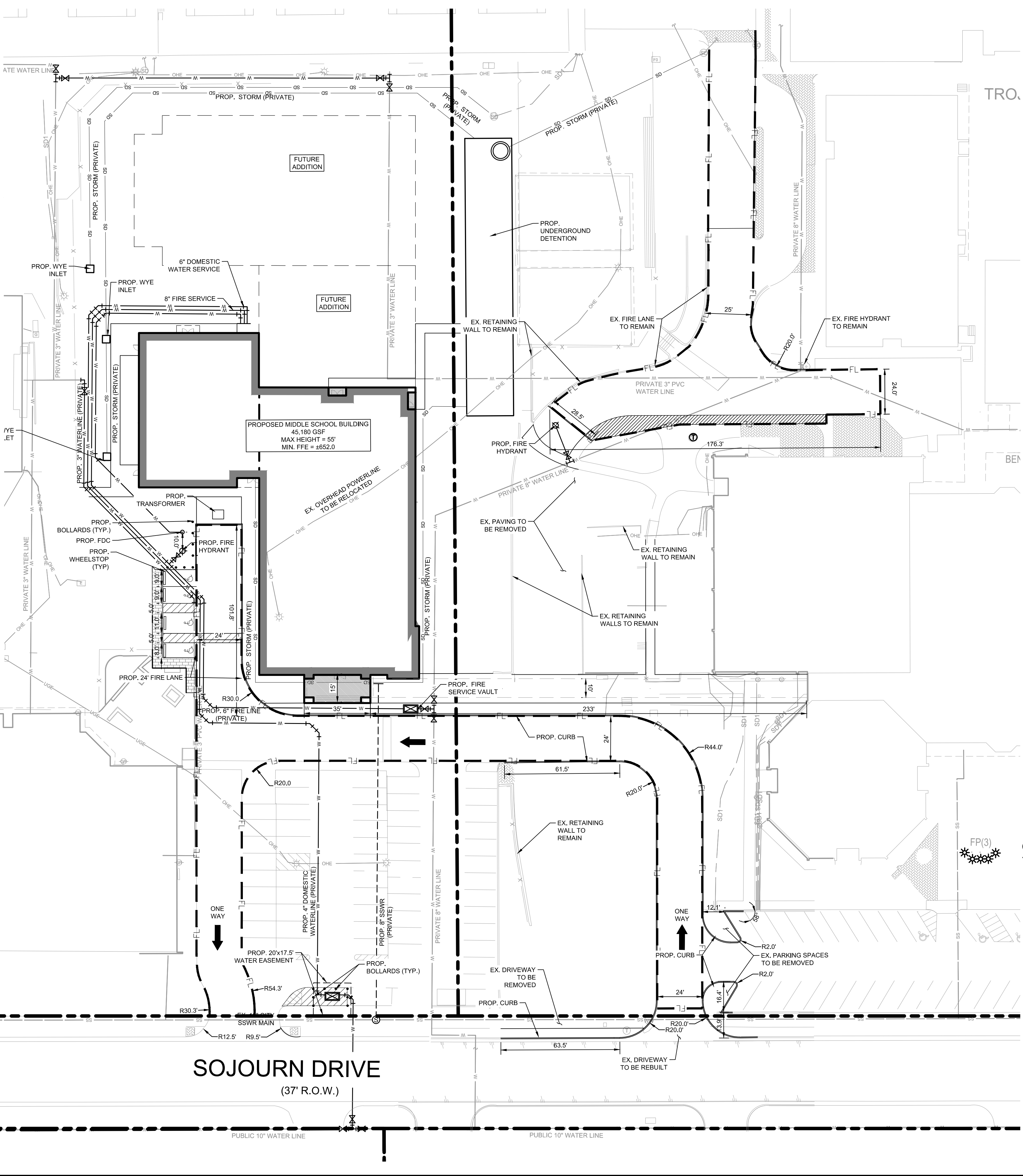
**TOWN OF ADDISON
 SITE PLAN NOTES**

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED RADII ARE 2' UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 15'.
 4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 5. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
 6. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.
 7. NO FLOODPLAIN EXISTS ON THIS SITE.

SITE DATA TABLE

ZONING/PROPOSED USE	PD016-040/SCHOOL
ARTIFICIAL LOT AREA	108,900 SQ. FT. 2.5 AC.
BUILDING AREA (GSF): MIDDLE SCHOOL BUILDING:	45,180 SQ. FT.
BUILDING HEIGHT	55' TOP OF TOWER (3 STORIES)
LOT COVERAGE	41.5%
EXISTING PARKING REMOVED	4 SPACES
PARKING ADDED	4 SPACES
EXISTING ADA PARKING	4 SPACES
PROPOSED ADA PARKING	4 SPACES
IMPERVIOUS SURFACE	36,120 SQ. FT.



LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED FIRELANE
	PROPOSED EASEMENT LINE
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	BARRIER FREE RAMP (BFR)
	EXISTING
	PROPOSED
	TYPICAL

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-298-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 ENGINEER: JEFFERY W. DOLAN, P.E.
 P.E. No. 114928 Date: MARCH 2021

PROJECT No.	064510801
DATE:	MARCH 8, 2021
SCALE:	AS SHOWN
DESIGNED BY:	TCP
DRAWN BY:	HMB
CHECKED BY:	JAD

TRINITY CHRISTIAN ACADEMY
 17001 ADDISON ROAD,
 ADDISON, TEXAS 75001

ACTION	
APPROVED	DENIED
STAFF	Date: _____ Initials: _____
COUNCIL	Date: _____ Initials: _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

CURRENT ZONING: PD016-040
 TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
 SITE PLAN**

FOR
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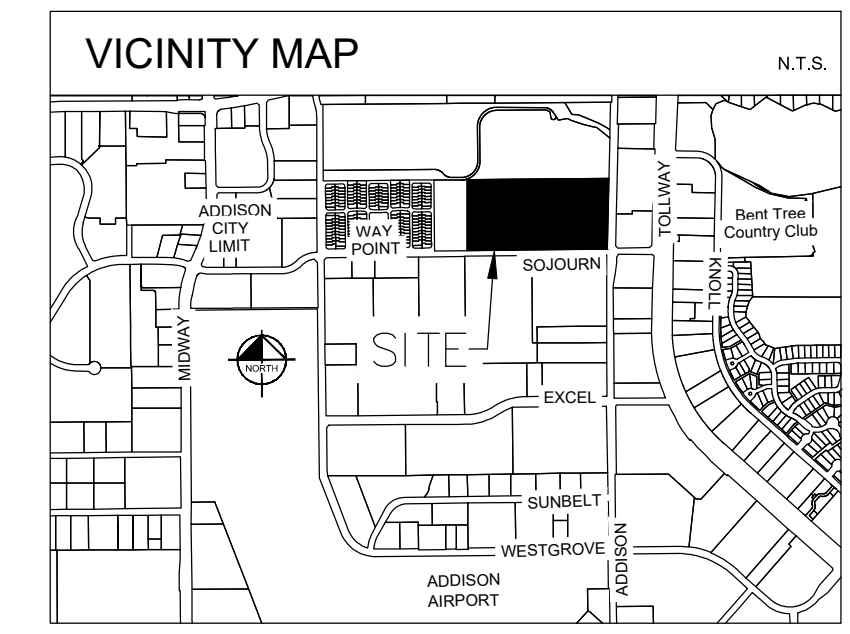
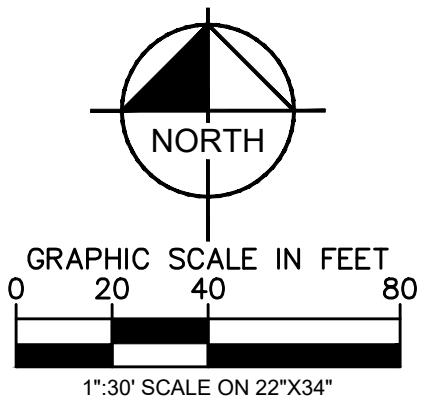
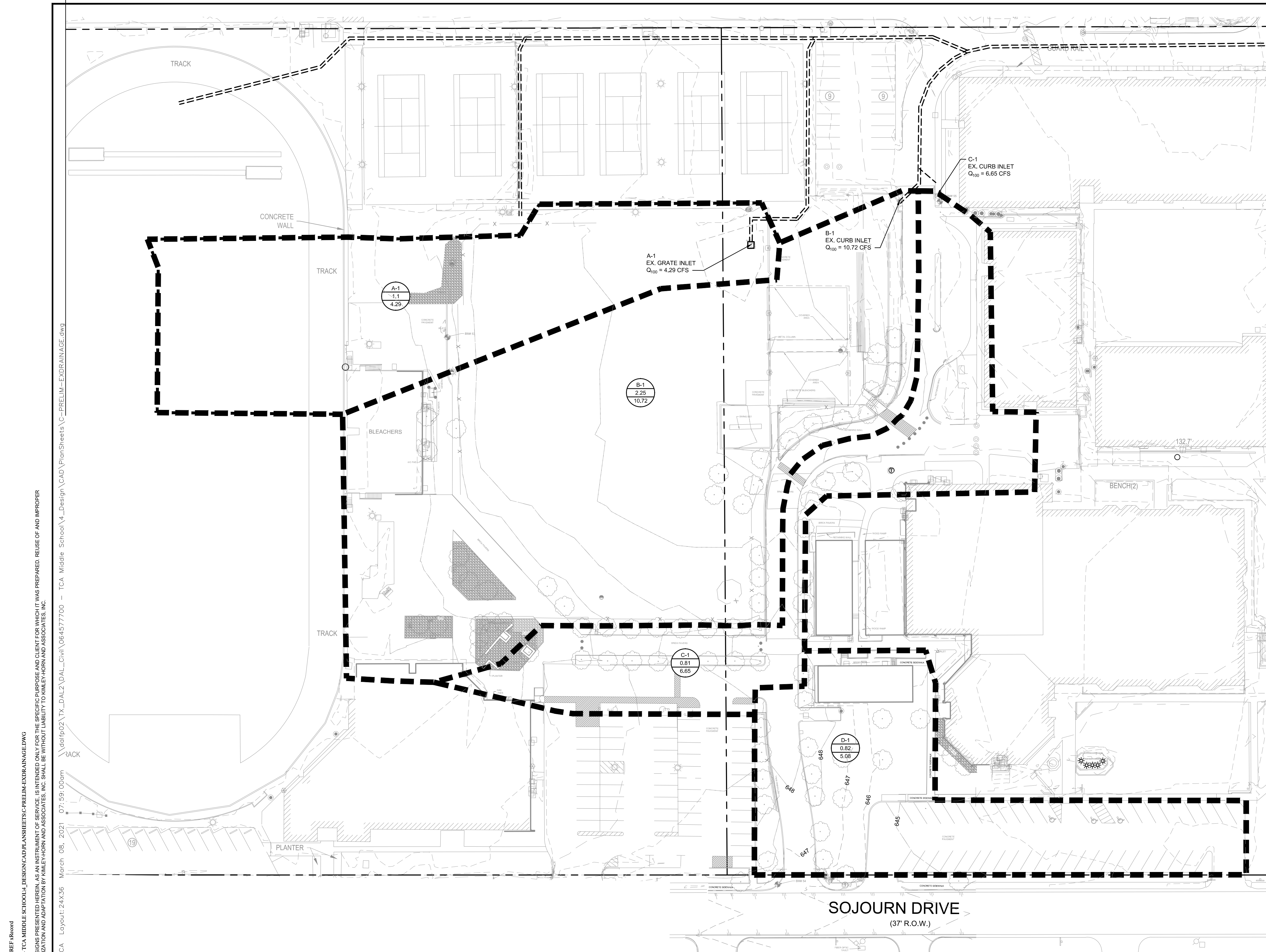
DEVELOPER:
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 Tel. No. 214-707-3233
 Contact: Pitt Bilts

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 2806 Fairmont Street, Suite 300
 Dallas, Texas 75201
 Tel. No. 214-303-1500
 Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffery W. Dolan, P.E.

SITE PLAN

SHEET NUMBER
C-101



- RUNOFF CALCULATIONS BASED ON CURRENTLY PUBLISHED TOWN OF ADDISON DRAINAGE CRITERIA MANUAL (APPROVED JULY 12, 2011).
 - EXISTING STORM SEWER SIZE AND LOCATION BASED ON AVAILABLE RECORD DRAWINGS OBTAINED FROM THE TOWN OF ADDISON.
- EXISTING TOPOGRAPHY BASED ON NORTH TEXAS LIDAR DATA AND ON-GROUND TOPOGRAPHIC SURVEY.

LEGEND	
PROPOSED DRAINAGE AREA BOUNDARY	-----
EXISTING STORM SEWER	-----
PROPOSED DRAINAGE AREA I.D. NUMBER	C
PROPOSED AREA (IN ACRES)	X.X
PROPOSED FLOW (IN CFS)	X.X

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
EXISTING DRAINAGE AREA MAP**

FOR
**APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES**

SITUATED IN THE ELI SHEPARD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

DEVELOPER: CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT: GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffrey W. Dollan, P.E.

TIME OF CONCENTRATION & LAG TIME EXISTING CONDITIONS TR-55 Methodology														
Basin	SHEET FLOW Tc = (0.007(nL)^0.8)/(P^2*0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from ISWM 3.600					SHALLOW CONCENTRATED FLOW Tc = L / 60*V					TOTAL TcTOTAL (min)			
	Length (ft)	Elev1 (ft)	Elev2 (ft)	Slope (ft/ft)	Manning's "n"	Tc1 (min)	Length (ft)	Elev1 (ft)	Elev2 (ft)	Slope (ft/ft)		Condition		
A-1	100	854.00	853.50	0.005	0.150	16.1	371	853.50	847.30	0.017	Unpaved	2.09	3.0	19.0
B-1	100	853.00	852.00	0.010	0.150	12.2	546	852.00	843.88	0.015	Unpaved	1.97	4.6	16.8
C-1	100	653.00	651.00	0.020	0.150	9.2	545	651.00	643.30	0.014	Paved	2.42	3.8	13.0
D-1	100	649.00	648.00	0.010	0.150	12.2	361	648.00	643.00	0.014	Paved	2.39	2.5	14.7

Existing Condition Summary						
Design Point	Drainage Area	Area (ac)	Weighted Runoff Coefficient	TOC (min)	Intensity (in/hr)	Q100 (cfs)
A	A-1	1.1	0.54	19.0	7.21	4.29
B	B-1	2.25	0.63	16.8	7.62	10.72
C	C-1	0.81	0.97	13.0	8.45	6.65
D	D-1	0.82	0.79	14.7	8.05	5.19

Existing Condition Weighted Runoff Coefficient Summary				
Drainage Area	Total Area	Impervious Area C = 1.0	Pervious Area C = 0.30	Weighted Runoff Coefficient
A-1	1.1	0.379	0.722	0.54
B-1	2.25	1.046	1.204	0.63
C-1	0.81	0.777	0.033	0.97
D-1	0.82	0.570	0.250	0.79

XREF: S&A, XREF: O&M, XREF: SUR, XREF: RECORD
 PLOTTED BY: PHILIP TESSA 3/8/2021 7:58 AM
 DWG NAME: \\DALPRD01\DAL\DAL_CIVIL\6457700 - TCA MIDDLE SCHOOL\DESIGN\CAD\MANIFESTS\C-PRELIM\EXDRAINAGE.DWG
 THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THE DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
 Plotted By: Philip, Tessa Sheet Set: TCA Layout: 24x36 March 08, 2021 07:59:00am
 \\dalip02\TX_DAL2\DAL_Civil\6457700 - TCA Middle School\CAD\PlanSheets\C-PRELIM-EXDRAINAGE.dwg

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-289-9820
 KANSAS REGISTERED ENGINEERING FIRM E-480

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: JEFFERY W. DOLLAN, P.E.
 P.E. No. 114628 Date: MARCH 2021

PROJECT No. 064519801
 DATE: MARCH 8, 2021
 SCALE: AS SHOWN
 DESIGNED BY: TCP
 DRAWN BY: HMB
 CHECKED BY: JAD

TRINITY CHRISTIAN ACADEMY
 17001 ADDISON ROAD,
 ADDISON, TEXAS 75001

EXISTING DRAINAGE AREA MAP
 SHEET NUMBER
C-201

NO.	REVISIONS	DATE	BY

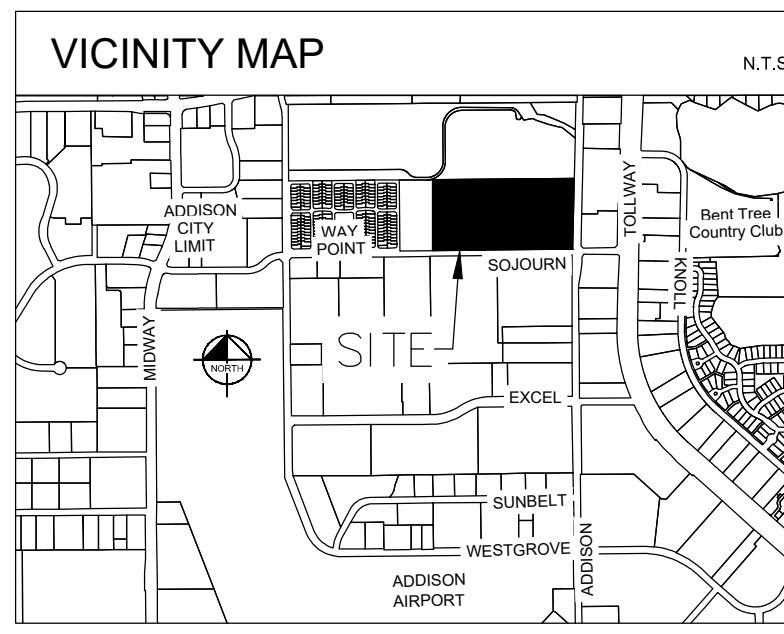
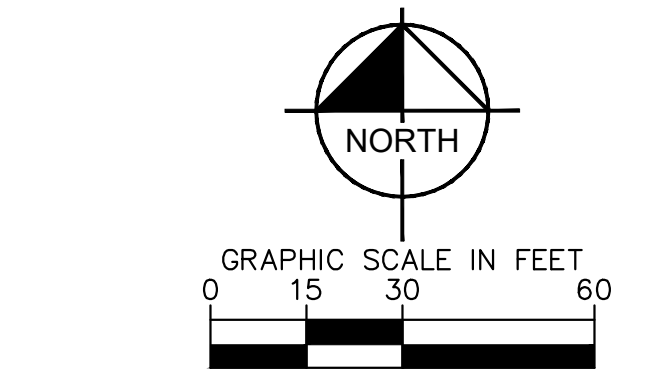
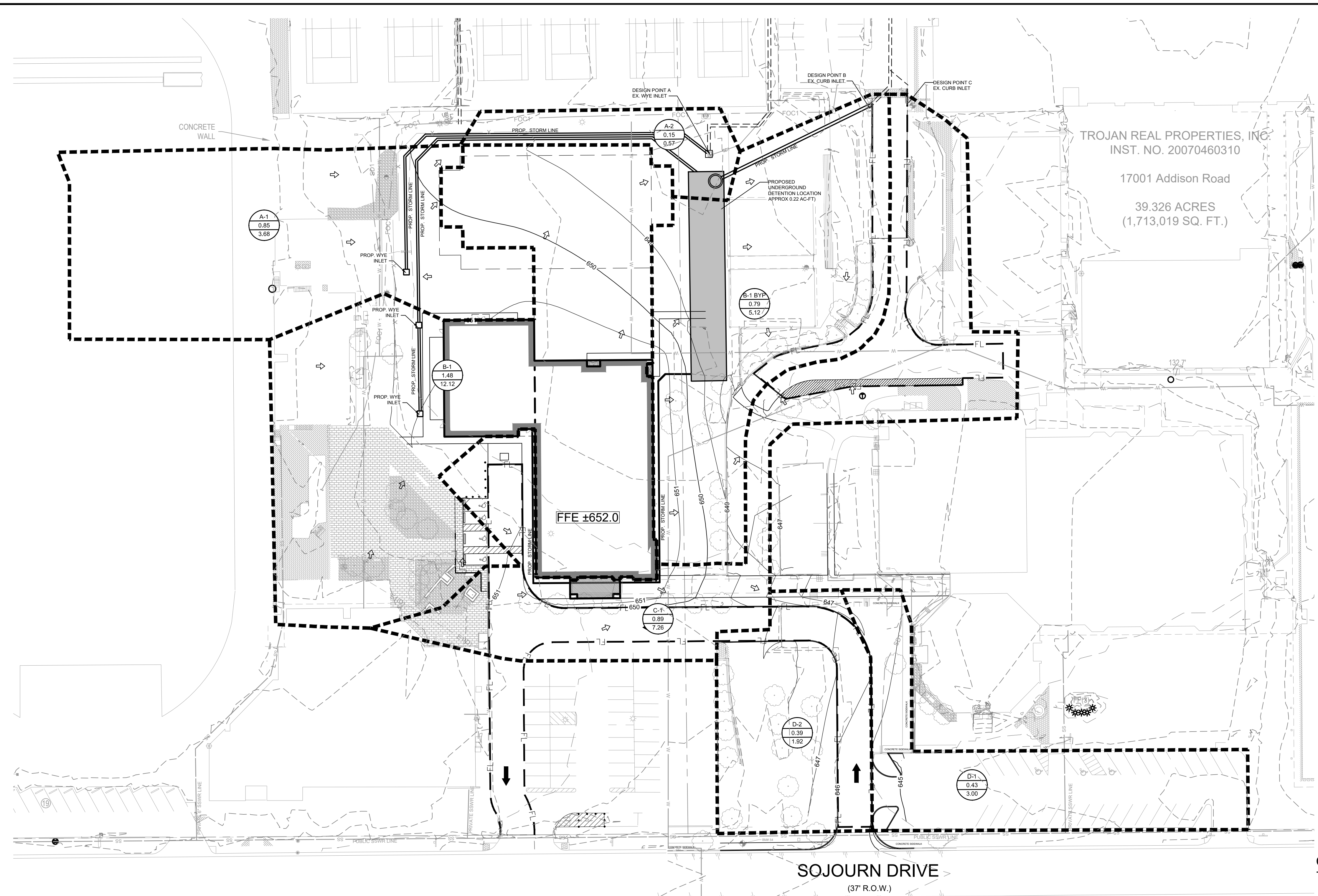
Kimley»Horn
 13455 NOEL ROAD, SUITE 700 DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-289-9820
 KANSAS REGISTERED ENGINEERING FIRM E-480

Kimley»Horn
 FOR REVIEW ONLY
 Not for construction or permit purposes.

PROJECT NO. 064510801
 DATE: MARCH 8, 2021
 SCALE: AS SHOWN
 DESIGNED BY: TCP
 DRAWN BY: HMB
 CHECKED BY: JAD

TRINITY CHRISTIAN ACADEMY
 17001 ADDISON ROAD,
 ADDISON, TEXAS 75001

PRELIMINARY DRAINAGE PLAN



LEGEND	
1 1.00 Ac. 7.88 cfs	DRAINAGE AREA NUMBER
---	ACREAGE
---	100-YEAR FLOW
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	DRAINAGE DIVIDE
→	DIRECTION OF FLOW
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
⊕	PROPOSED FIRE HYDRANT
⊕	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE
⊠	PROPOSED WYE AND CURB STORM INLETS
⊠	PROPOSED STORM JUNCTION BOX

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

CURRENT ZONING: PD016-040
 TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
 PRELIMINARY DRAINAGE PLAN**

FOR
**APPROX. 2.5 ACRES OF
 LOT 15, BLOCK 1B
 CARROLL ESTATES**

19.3 ACRES
 SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
 ABSTRACT NO. 1361 AND 1098
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: MARCH 8, 2021

DEVELOPER:
 CBRE
 2100 McKinney Avenue, Suite 700
 Dallas, TX 75201
 Tel. No. 214-707-3233
 Contact: Bill Pitts

ARCHITECT:
 GFF ARCHITECTS
 2808 Fairmont Street, Suite 300
 Dallas, Texas 75240
 Tel. No. 214-303-1500
 Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffery W. Dolan, P.E.

SHEET NUMBER
C-202

NOTES

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

TIME OF CONCENTRATION & LAG TIME														
PROPOSED CONDITIONS														
TR-55 Methodology														
Basin	SHEET FLOW				SHALLOW CONCENTRATED FLOW								TOTAL	
	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	T _c = (0.007(nL) ^{0.8})/(P ² 0.5)(s ^{0.4})									
2-year/24-hr Rainfall Depth (in.) from ISWM 3.600														
					Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	T _{c-TOTAL} (min)
A-1	100	654.00	653.50	0.005	0.150	16.1	155	653.50	650.00	0.023	Unpaved	2.42	1.1	17.4
A-2	100	649.50	648.50	0.010	0.150	12.2	75	648.50	647.30	0.016	Unpaved	2.04	0.6	13.1
B-1	100	652.87	651.75	0.011	0.150	11.7	67	651.75	650.50	0.019	Unpaved	2.20	0.5	12.6
B-1 Bypass														10.9
C-1	100	653.00	651.00	0.020	0.150	9.2	545	651.00	643.30	0.014	Paved	2.42	3.8	13.0
D-1	100	645.00	644.00	0.010	0.150	12.2	176	644.00	643.00	0.006	Paved	1.53	1.9	14.1
D-2	100	648.50	648.00	0.005	0.150	16.1	85	648.00	645.00	0.035	Paved	3.82	0.4	16.5

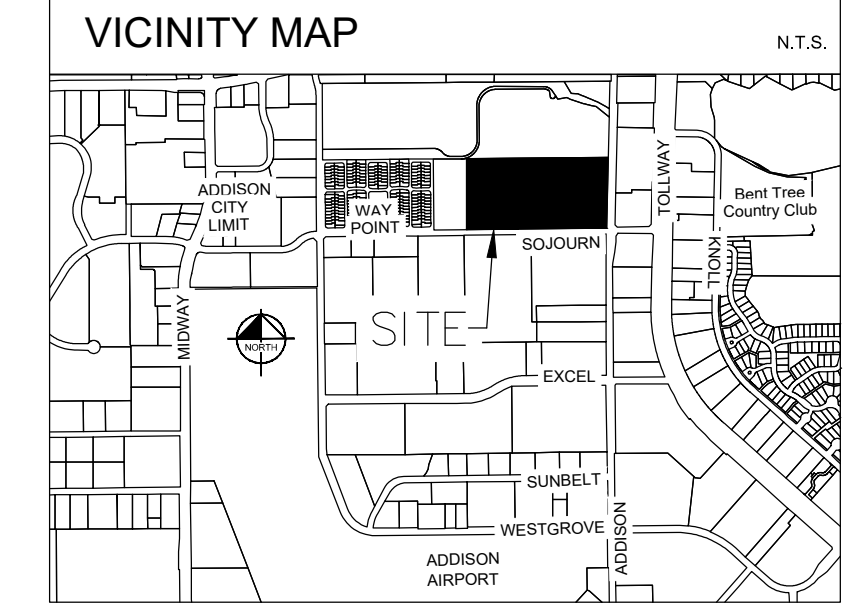
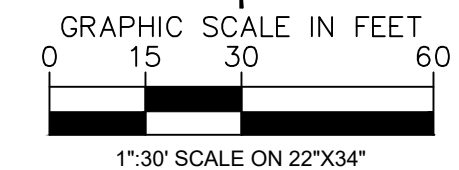
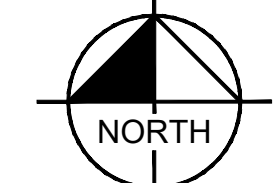
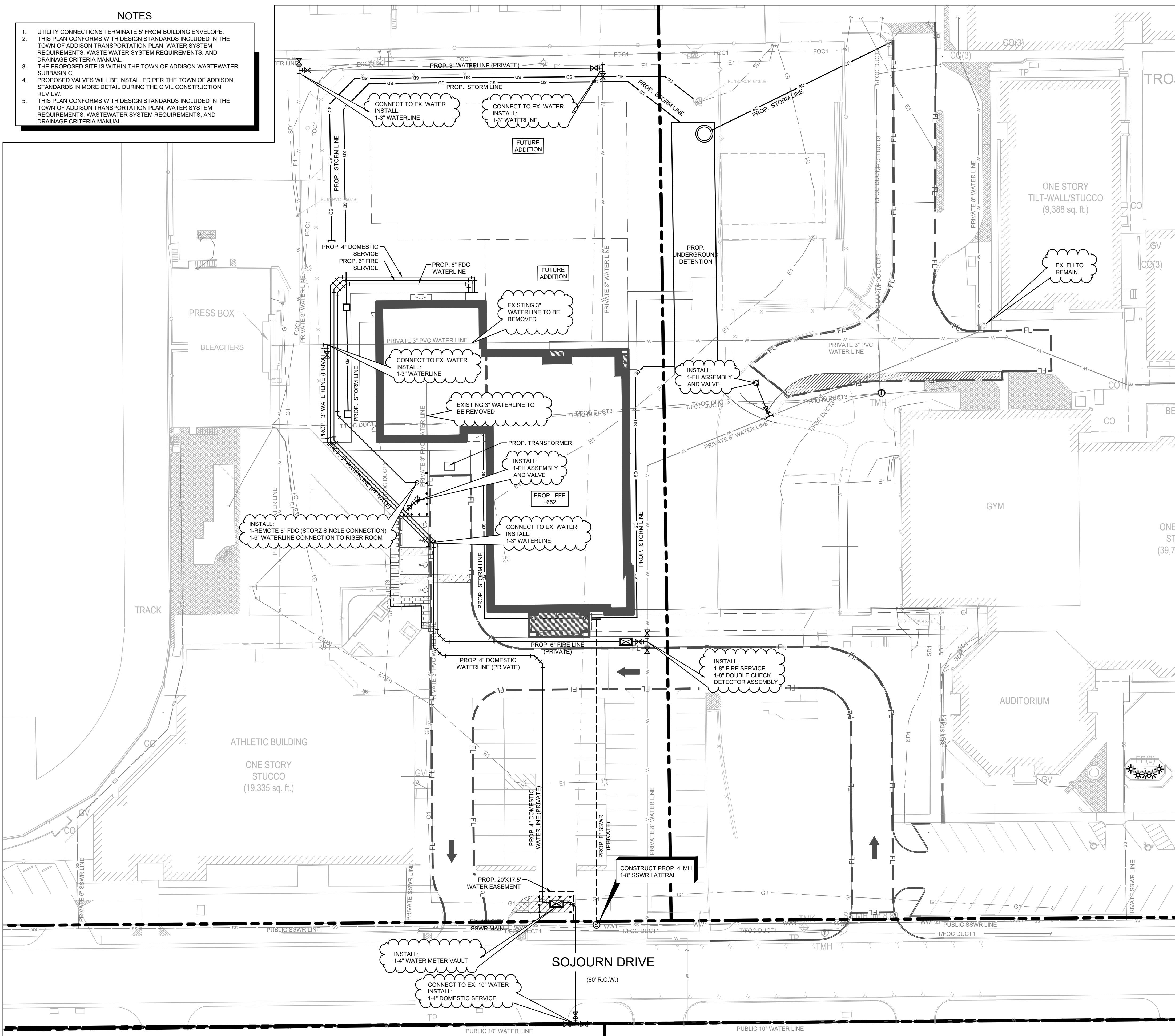
Proposed Condition Summary						
Design Point	Drainage Area	Area (ac)	Weighted Runoff Coefficient	TOC (min)	Intensity (in/hr)	Q ₁₀₀ (cfs)
A	A-1	0.85	0.58	17.4	7.50	3.68
A	A-2	0.15	0.46	13.1	8.43	0.57
B*	B-1	1.48	0.96	12.6	8.55	12.12
B*	B-1 Bypass	0.79	0.72	10.9	9.01	5.12
C	C-1	0.89	0.97	13.0	8.45	7.26
D	D-1	0.43	0.90	14.1	8.19	3.18
D	D-2	0.39	0.66	16.5	7.69	1.98

*Underground detention proposed at this design point to reduce proposed condition flows to match existing condition flows.

Proposed Condition Weighted Runoff Coefficient Summary				
Drainage Area	Total Area	Impervious Area C = 1.0	Pervious Area C = 0.30	Weighted Runoff Coefficient
A-1	0.8	0.338	0.510	0.58
A-2	0.1	0.034	0.113	0.46
B-1	1.48	1.390	0.090	0.96
B-1 Bypass	0.79	0.473	0.317	0.72
C-1	0.89	0.847	0.043	0.97
D-1	0.43	0.370	0.060	0.90
D-2	0.39	0.200	0.190	0.66

NOTES

1. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
2. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
3. THE PROPOSED SITE IS WITHIN THE TOWN OF ADDISON WASTEWATER SUBBASIN C.
4. PROPOSED VALVES WILL BE INSTALLED PER THE TOWN OF ADDISON STANDARDS IN MORE DETAIL DURING THE CIVIL CONSTRUCTION REVIEW.
5. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.



LEGEND

FL	FL	PROPOSED PROPERTY LINE
FL	FL	PROPOSED FIRELANE
FL	FL	PROPOSED EASEMENT LINE
FL	FL	PROPOSED WATER LINE
SS	SS	PROPOSED SANITARY SEWER LINE
SS	SS	PROPOSED STORM SEWER LINE
W	W	EXISTING WATER LINE
SS	SS	EXISTING SANITARY SEWER LINE
SD1	SD1	EXISTING STORM DRAIN
WW1	WW1	EXISTING WASTE WATER LINE
E1	E1	EXISTING ELECTRIC (PRIVATE)
FOC1	FOC1	EXISTING FIBER OPTIC (SPECTRUM)
TIFOC DUCT1	TIFOC DUCT1	EXISTING TELE & FIBER OPTIC DUCT (PRIVATE)
TIFOC DUCT2	TIFOC DUCT2	EXISTING TELE & FIBER OPTIC DUCT (CENTURYLINK)
TIFOC DUCT3	TIFOC DUCT3	EXISTING TELE & FIBER OPTIC DUCT (AT&T)
G1	G1	EXISTING GAS (PRIVATE)
PH	PH	PROPOSED FIRE HYDRANT
HD	HD	EXISTING FIRE HYDRANT
WV	WV	EXISTING WATER VALVE
SM	SM	PROPOSED SANITARY SEWER MANHOLE
SM	SM	EXISTING SANITARY SEWER MANHOLE
BFR	BFR	BARRIER FREE RAMP (BFR)
EX	EX	EXISTING
PROP.	PROP.	PROPOSED
TYP.	TYP.	TYPICAL

ACTION

	APPROVED	DENIED
STAFF	Date _____ Initials _____	Date _____ Initials _____
COUNCIL	Date _____ Initials _____	Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
PRELIMINARY UTILITY PLAN**
 FOR
**APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES**
 SITUATED IN THE ELI SHEPARD AND LEVI NOBES SURVEYS
 ABSTRACT NO. 1361 AND 1098
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: MARCH 8, 2021

DEVELOPER: CBRE 2100 McKinney Avenue, Suite 700 Dallas, TX 75201 Tel: No. 214-707-3233 Contact: Bill Pitts	ARCHITECT: GFF ARCHITECTS 2808 Fairmont Street, Suite 300 Dallas, Texas 75201 Tel: No. 214-303-1500 Contact: Jeremy Roehr, AIA	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road, Suite 700 Galleria Office Tower, Suite 700 Dallas, Texas 75240 Tel: No. 972-770-1300 Contact: Jeffery W. Dolian, P.E.
--	--	---

NO.	REVISIONS	DATE	BY

13455 NOEL ROAD, SUITE 700 DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-9820
 KANSAS REGISTERED ENGINEERING FIRM E-480

Kimley-Horn
FOR REVIEW ONLY
Not for construction or permit purposes.
 Engineer: JEFFERY W. DOLIAN, P.E.
 P.E. No. 114228 Date: MARCH 8, 2021

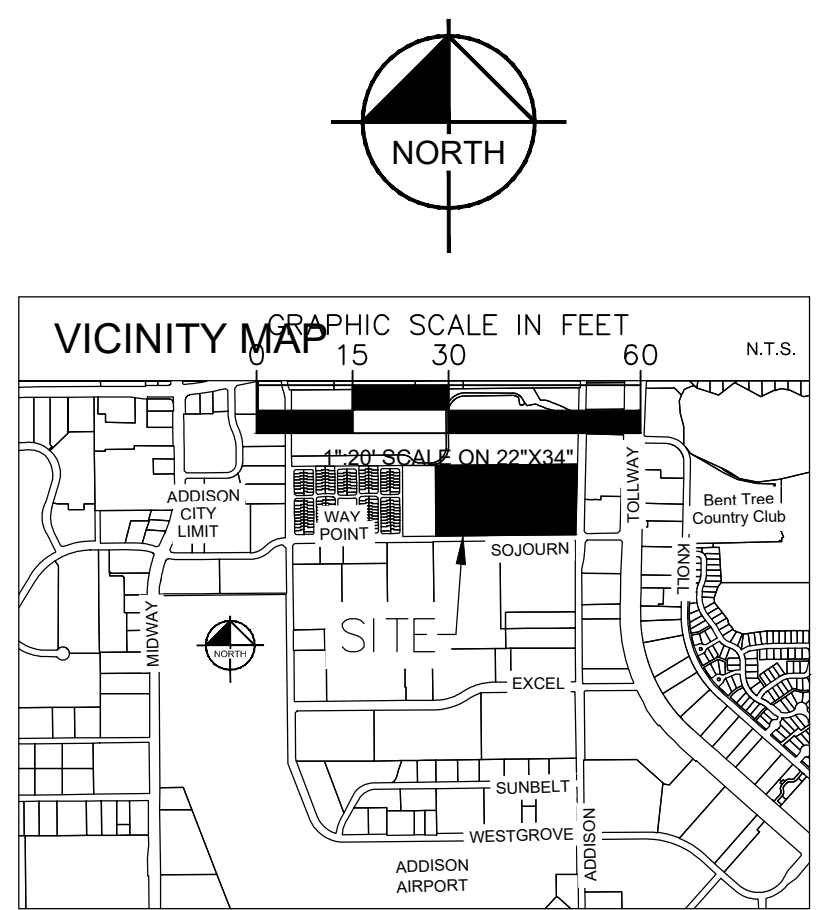
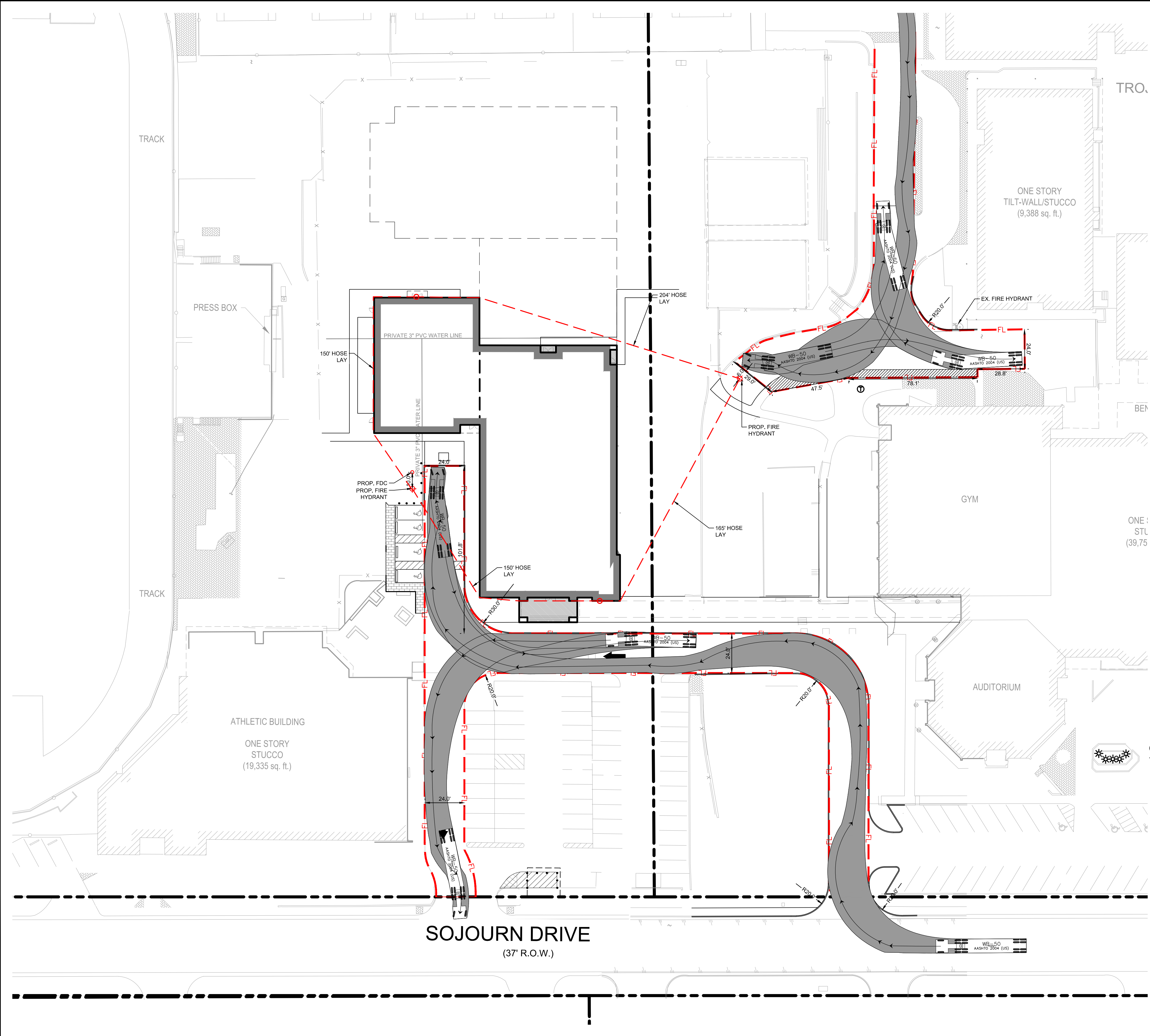
PROJECT No. 064510801	DATE: MARCH 8, 2021	SCALE: AS SHOWN	DESIGNED BY: TCP	HMB	JAD
DRAWN BY:		CHECKED BY:			

TRINITY CHRISTIAN ACADEMY
 17001 ADDISON ROAD,
 ADDISON, TEXAS 75001

PRELIMINARY UTILITY PLAN
 SHEET NUMBER
C-301

XREF: 3024, XREF: 63, XREF: 65, XREF: 66, XREF: 67, XREF: 68, XREF: 69, XREF: 70, XREF: 71, XREF: 72, XREF: 73, XREF: 74, XREF: 75, XREF: 76, XREF: 77, XREF: 78, XREF: 79, XREF: 80
 KIDAL, CIVIL/MECHANICAL DESIGNER/ENGINEER/ARCHITECT/PLANNING/UTILITY/DWG
 PHILIP, TESSA 3/20/21 8:00 AM
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PLOT BY: PHILLIPS TEXAS ARCHITECTS
DWG NAME: \\DALFR02\TX_DAL2\DAL_CIVIL\6467700_TCA MIDDLE SCHOOL\4 DESIGN\AD\PLANS\FIRE\FIRE-ALT.DWG
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LEGEND

- PROPOSED FIRE HYDRANT COVERAGE
- FL — PROPOSED FIRELANE
- ⊙ PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EX. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED RADII ARE 2' UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
 4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 5. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
 6. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

ACTION	
APPROVED	DENIED
STAFF	Date: _____ Initials: _____
COUNCIL	Date: _____ Initials: _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

**TRINITY CHRISTIAN ACADEMY
FIRE PLAN**

FOR
**APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES**

SITUATED IN THE ELI SHEPARD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

DEVELOPER: CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT: GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffrey W. Dolan, P.E.

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-299-3820
KANSAS REGISTERED ENGINEERING FIRM E-480

TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

FIRE PLAN

SHEET NUMBER
C-401

No.	REVISIONS	DATE	BY

PROJECT No. 064510891
DATE: MARCH 8, 2021
SCALE: AS SHOWN
DESIGNED BY: TGP
DRAWN BY: HMB
CHECKED BY: JAD

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JEFFERY W. DOLAN, P.E.
P.E. No. 114928 Date: MARCH 2021

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