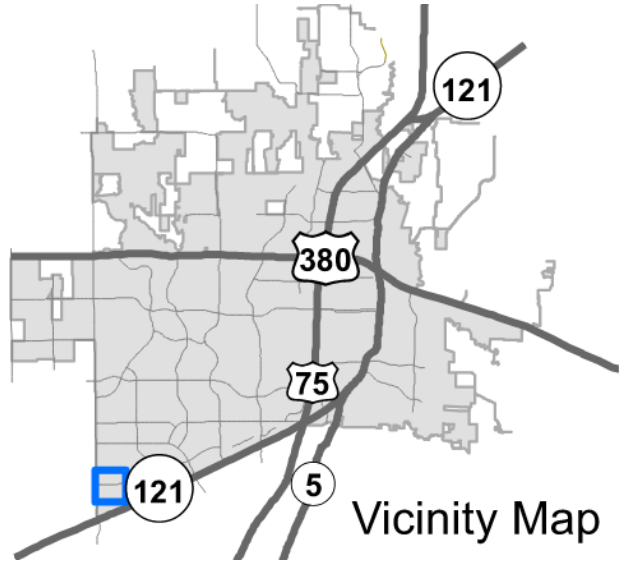
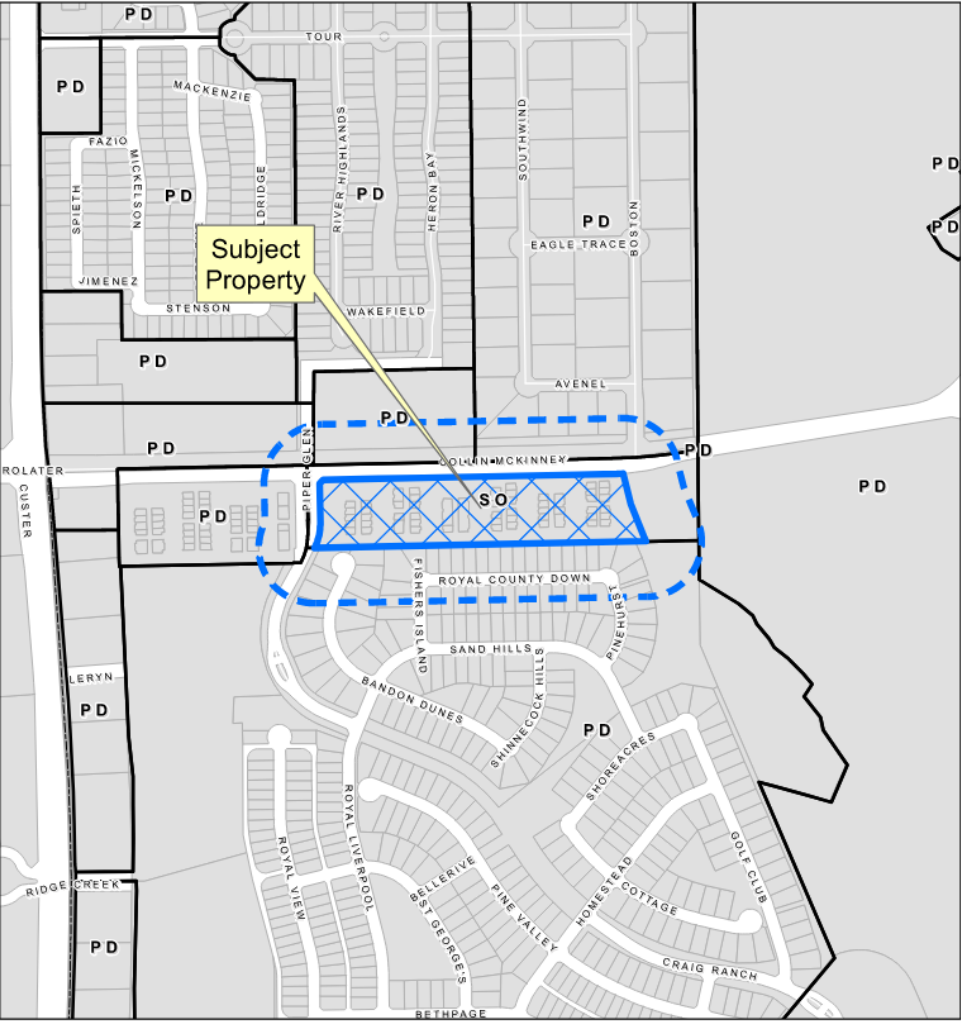


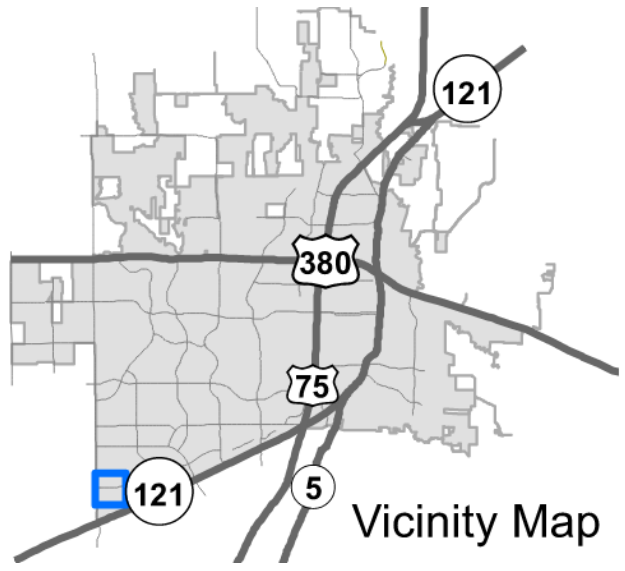
Carrie Radish Wax Company SUP

22-0016SUP

Location Map

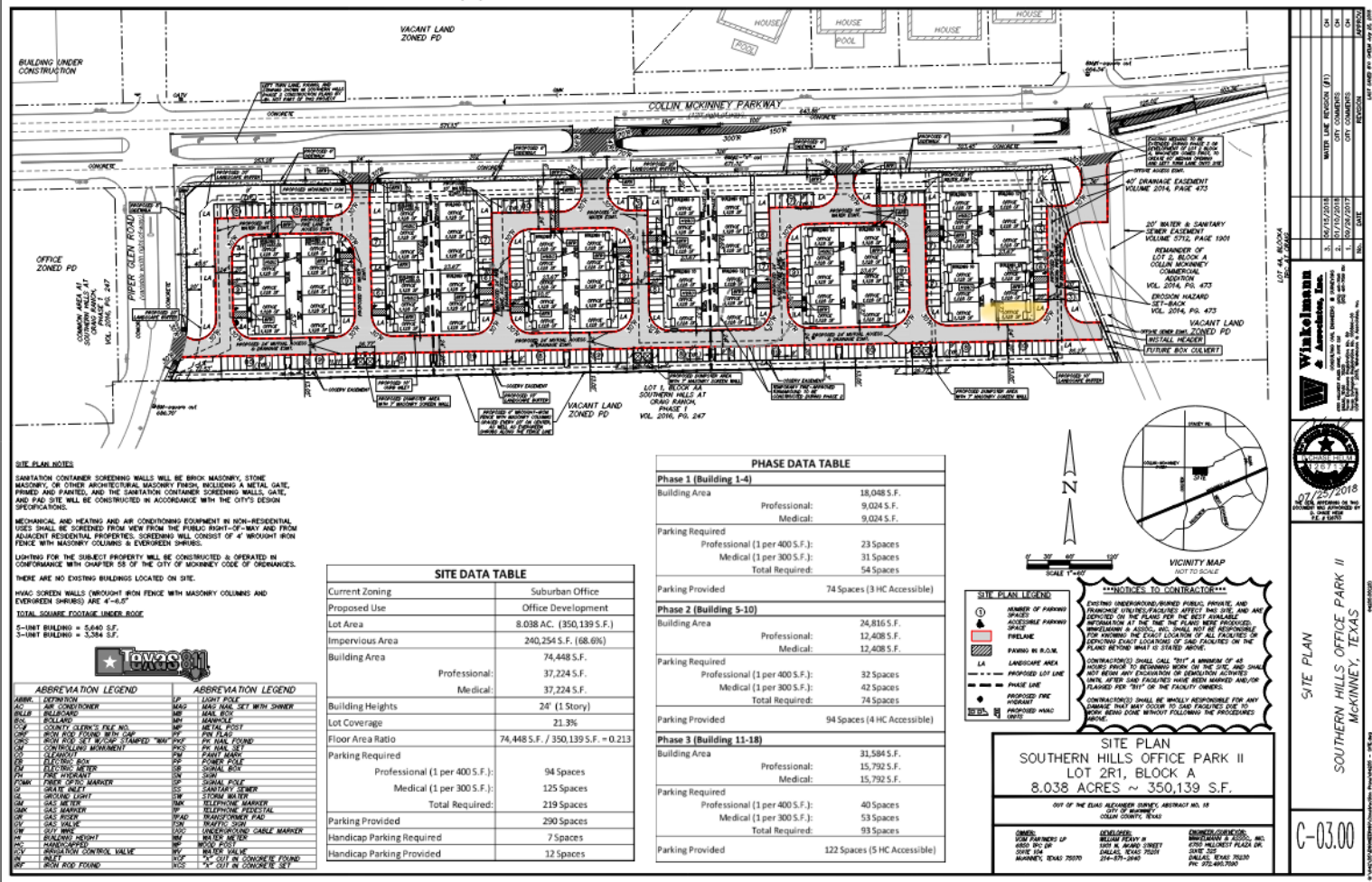


Aerial Exhibit



Proposed SUP Exhibit

SUP EXHIBIT



SITE PLAN NOTES

SEPARATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, FINISH AND PAINTED, AND THE SEPARATION 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. SCREENING WILL CONSIST OF 4" WROUGHT IRON FENCE WITH MASONRY COLUMNS & EVERGREEN SHRUBS.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 55 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THERE ARE NO EXISTING WELLS LOCATED ON SITE.

20' HIGH SCREEN WALLS (WROUGHT IRON FENCE WITH MASONRY COLUMNS AND EVERGREEN SHRUBS) ARE 4'-6" HIGH.

TOTAL SQUARE FOOTAGE UNDER ROOF

5-UNIT BUILDING = 5,640 S.F.

5-UNIT BUILDING = 3,334 S.F.

Current Zoning	Suburban Office
Proposed Use	Office Development
Lot Area	8,038 AC. (350,139 S.F.)
Impervious Area	240,254 S.F. (68.6%)
Building Area	74,448 S.F.
Professional:	37,224 S.F.
Medical:	37,224 S.F.
Building Heights	24' (1 Story)
Lot Coverage	21.3%
Floor Area Ratio	74,448 S.F. / 350,139 S.F. = 0.213
Parking Required	
Professional (1 per 400 S.F.):	94 Spaces
Medical (1 per 300 S.F.):	125 Spaces
Total Required:	219 Spaces
Parking Provided	290 Spaces
Handicap Parking Required	7 Spaces
Handicap Parking Provided	12 Spaces

Phase 1 (Building 1-4)	
Building Area	Professional: 18,048 S.F. Medical: 9,024 S.F.
Parking Required	Professional (1 per 400 S.F.): 23 Spaces Medical (1 per 300 S.F.): 31 Spaces Total Required: 54 Spaces
Parking Provided	74 Spaces (3 HC Accessible)
Phase 2 (Building 5-10)	
Building Area	Professional: 24,816 S.F. Medical: 12,408 S.F.
Parking Required	Professional (1 per 400 S.F.): 32 Spaces Medical (1 per 300 S.F.): 42 Spaces Total Required: 74 Spaces
Parking Provided	94 Spaces (4 HC Accessible)
Phase 3 (Building 11-18)	
Building Area	Professional: 31,584 S.F. Medical: 15,792 S.F.
Parking Required	Professional (1 per 400 S.F.): 40 Spaces Medical (1 per 300 S.F.): 53 Spaces Total Required: 93 Spaces
Parking Provided	122 Spaces (5 HC Accessible)

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AD	ADDITION	LA	LANDSCAPE AREA
AS	ASBESTOS	LA	PROPOSED LOT LINE
BL	BUILDING	LA	PHASE LINE
BO	BUILDING OVERLAP	LA	PROPOSED FIVE FOOT
BR	BREAK	LA	PROPOSED MAIN
BU	BUILDING UNDER CONSTRUCTION	LA	PROPOSED SIDE
CA	COURTYARD	LA	PROPOSED WALK
CC	CORNER CUT	LA	PROPOSED WALK
CD	COURTYARD	LA	PROPOSED WALK
CE	CEILING	LA	PROPOSED WALK
CF	COURTYARD FENCE	LA	PROPOSED WALK
CG	COURTYARD GATE	LA	PROPOSED WALK
CH	COURTYARD HOUSE	LA	PROPOSED WALK
CI	COURTYARD INTERIOR	LA	PROPOSED WALK
CJ	COURTYARD JUNCTION	LA	PROPOSED WALK
CK	COURTYARD KITCHEN	LA	PROPOSED WALK
CL	COURTYARD LANDSCAPE	LA	PROPOSED WALK
CM	COURTYARD MASONRY	LA	PROPOSED WALK
CN	COURTYARD NORTH	LA	PROPOSED WALK
CO	COURTYARD OFFICE	LA	PROPOSED WALK
CP	COURTYARD PARKING	LA	PROPOSED WALK
CQ	COURTYARD QUARTERS	LA	PROPOSED WALK
CR	COURTYARD RESTROOM	LA	PROPOSED WALK
CS	COURTYARD SERVICE	LA	PROPOSED WALK
CT	COURTYARD TOWER	LA	PROPOSED WALK
CU	COURTYARD UTILITY	LA	PROPOSED WALK
CV	COURTYARD VESTIBULE	LA	PROPOSED WALK
CW	COURTYARD WALL	LA	PROPOSED WALK
CX	COURTYARD WINDOW	LA	PROPOSED WALK
CY	COURTYARD YARD	LA	PROPOSED WALK
CZ	COURTYARD ZONE	LA	PROPOSED WALK

SITE PLAN LEGEND

- ① NUMBER OF PARKING SPACES
- ② ACCESSIBLE PARKING SPACES
- ③ PARKING IN BLOCK
- ④ LANDSCAPE AREA
- ⑤ PROPOSED LOT LINE
- ⑥ PHASE LINE
- ⑦ PROPOSED FIVE FOOT
- ⑧ PROPOSED MAIN
- ⑨ PROPOSED SIDE

****NOTICES TO CONTRACTOR****

EXISTING UNDERGROUND UTILITIES (PUBLIC, PRIVATE, AND UNKNOWN UTILITIES) AFFECTING THIS SITE, AND ANY SERVICES ON THE PLANS FOR THE BEST AVAILABLE INFORMATION BY THE TIME THE PLANS WERE PROVIDED. WINKELMANN & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES OR DETECTING EXACT LOCATIONS OF SAID UTILITIES ON THE PLANS BEFORE THEY ARE STAKED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID UTILITIES HAVE BEEN MARKED AND/OR PLANNED FOR "811" OF THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID UTILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

Winkelmann & Associates, Inc.
 1000 N. BEARD STREET
 SUITE 200
 DALLAS, TEXAS 75208
 TEL: 214-343-2842
 FAX: 214-343-2843

DATE: 07/25/2018
 PROJECT: SOUTHERN HILLS OFFICE PARK II
 SHEET NO: C-03.00

SITE PLAN
 SOUTHERN HILLS OFFICE PARK II
 MCKINNEY, TEXAS

C-03.00



