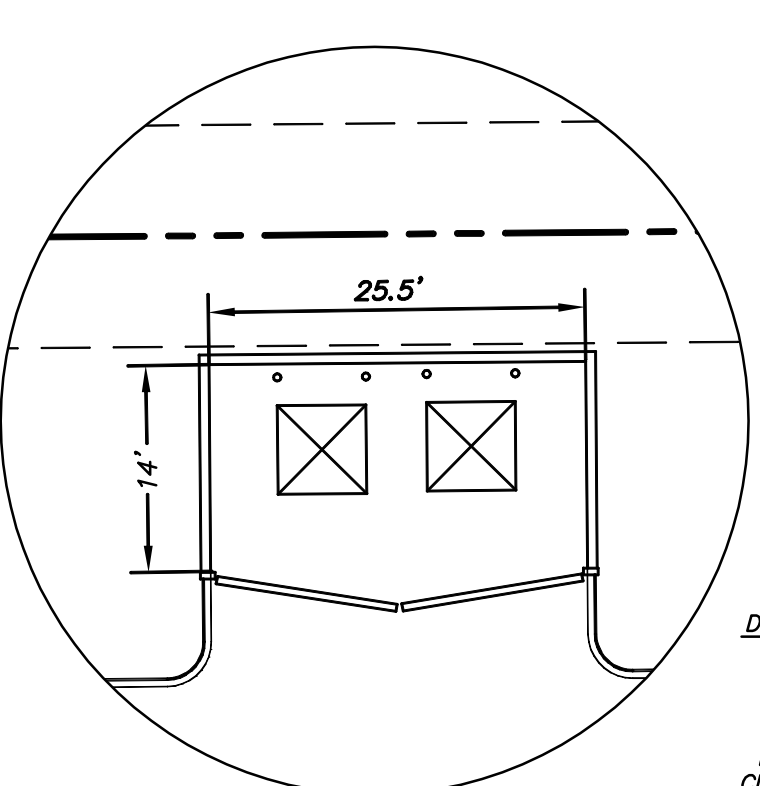
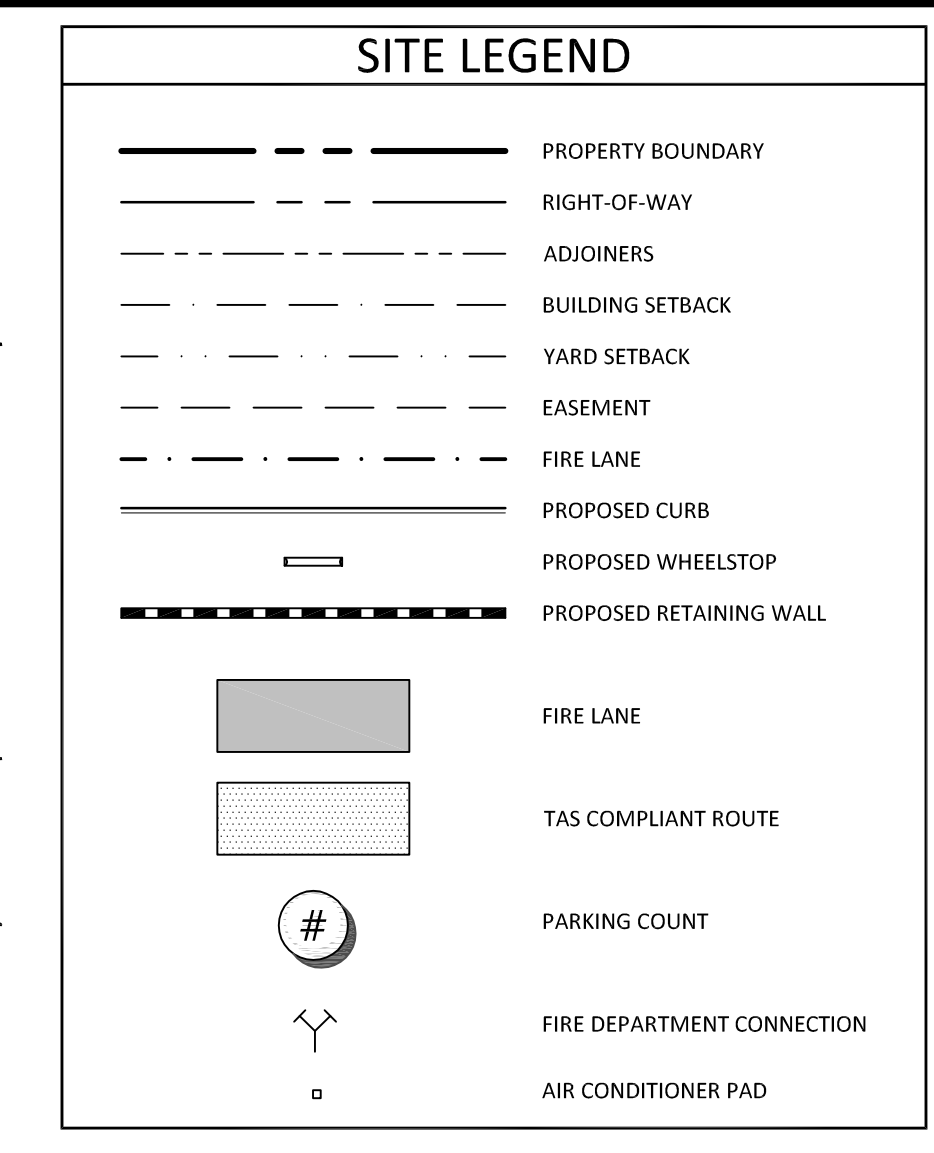


**INSET 'A'**  
N.T.S.  
NOTE: 7' HIGH CMU W/ STONE AND/OR BRICK VENEER SCREENING WALL WITH SOLID METAL GATE



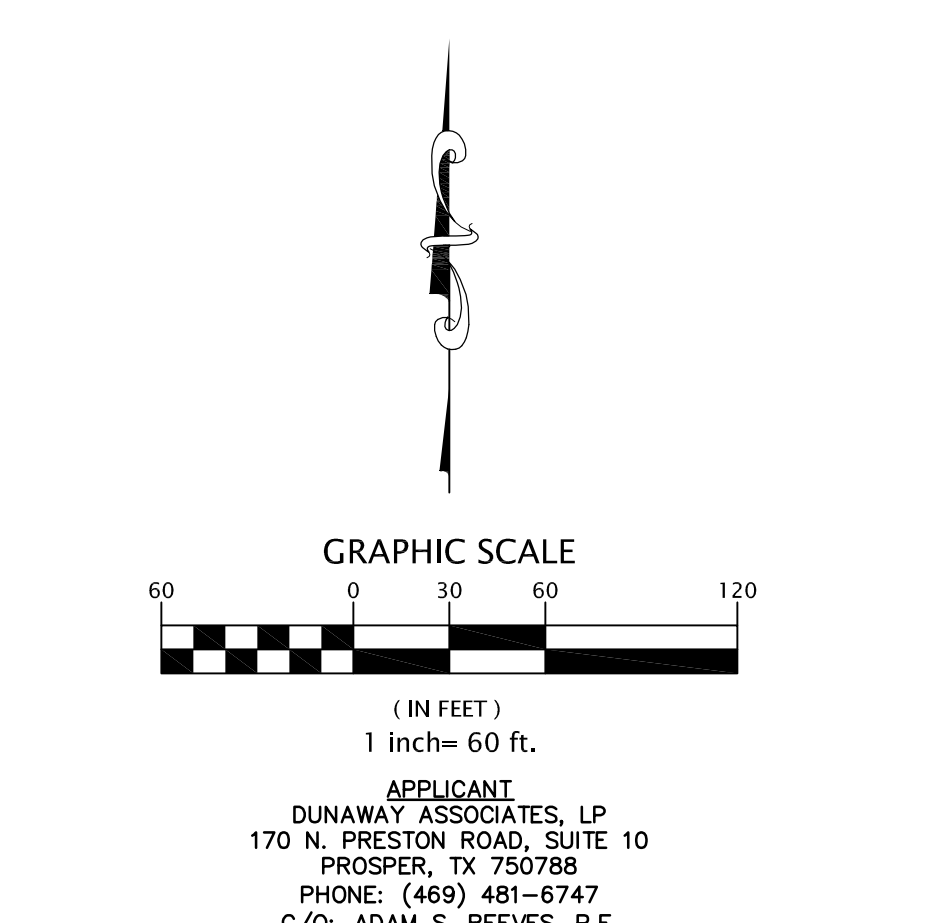
**INSET 'B'**  
N.T.S.  
NOTE: 7' HIGH CMU W/ STONE AND/OR BRICK VENEER SCREENING WALL WITH SOLID METAL GATE



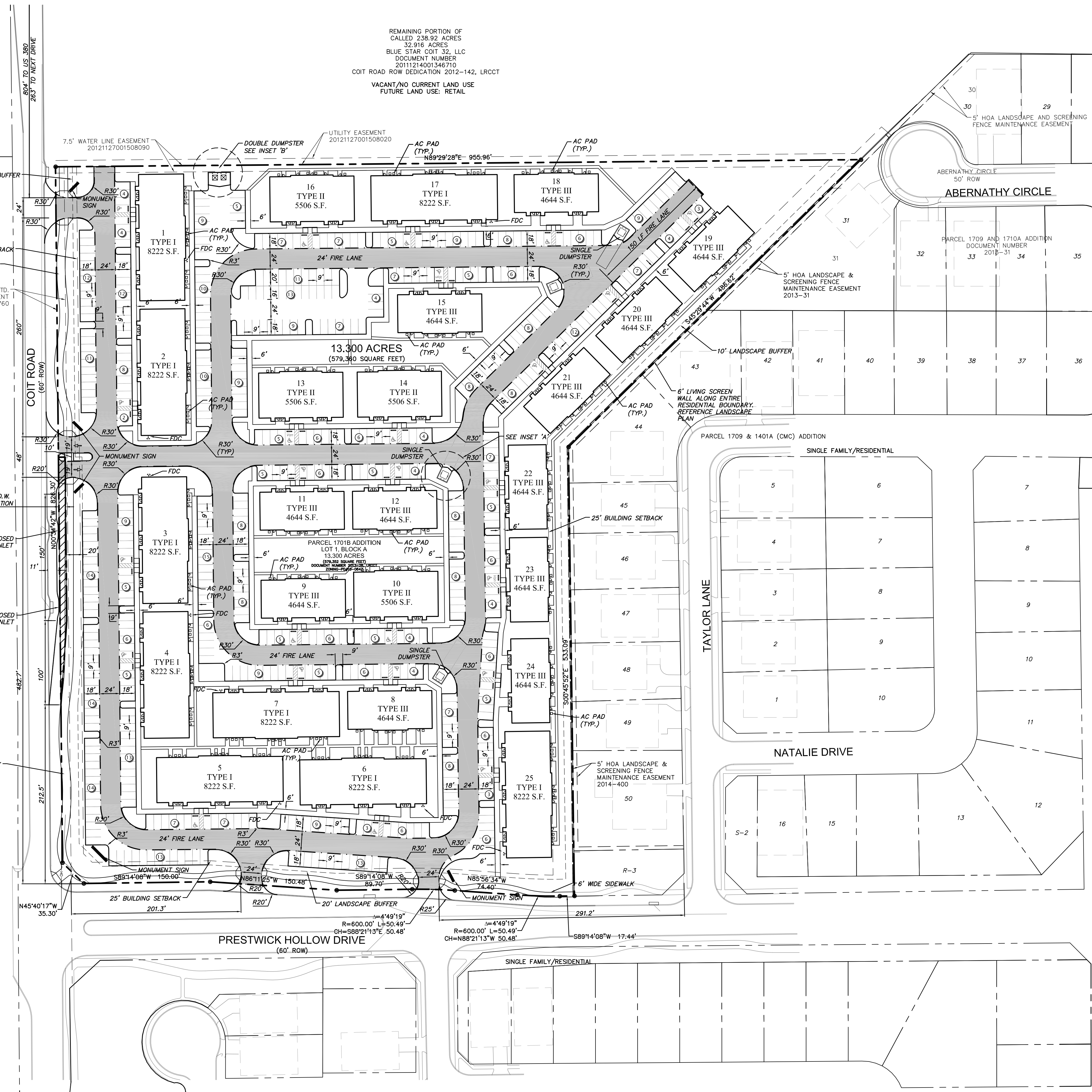
SITE SUMMARY (PD 2011-10-066)		
LOT AREA	13.30	ACRES
LOT COVERAGE	26.2	PERCENT
FLOOR AREA RATIO	0.26:1	RATIO
IMPERVIOUS COVERAGE	224,900	S.F.
TYPE I BUILDINGS (59'x150')	9	EA
TYPE I BUILDING AREA	8222	S.F.
TYPE I BUILDING HEIGHT	26'-6"	1 STORY
TYPE II BUILDINGS (59'x100')	4	EA
TYPE II BUILDING AREA	5506	S.F.
TYPE II BUILDING HEIGHT	26'-6"	1 STORY
TYPE III BUILDINGS (50.5'x100')	12	EA
TYPE III BUILDING AREA	4644	S.F.
TYPE III BUILDING HEIGHT	24'-4.5"	1 STORY
TOTAL OFFICE BUILDING AREA	151,750	S.F.
PARKING REQUIRED (OFFICE)	380	SPACES
PARKING PROVIDED (OFFICE)	597	SPACES
HANDICAP PROVIDED	25	SPACES

\*REQUIRED PARKING IS CALCULATED AS SPACE PER 400 SQ. FT. OF PROFESSIONAL OFFICE. HANDICAP PARKING IS REQUIRED TO BE 2% MINIMUM OF TOTAL PROVIDED SPACES PER ADA REQUIREMENTS.

- NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE 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. CURRENT PLAN IS FOR CMU WALL WITH STUCCO VENEER TO MATCH BUILDING FACADE.
  - 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 WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  - HIGHEST SITE ELEVATION IS APPROXIMATELY 762'.
  - MONUMENT SIGNAGE SHOWN FOR REFERENCE. A SEPARATE PERMIT WILL BE SUBMITTED TO FINALIZE LOCATIONS/DESIGN.



REMAINING PORTION OF CALLED 238.92 ACRES  
32,916 ACRES  
BLUE STAR COIT 32, LLC  
DOCUMENT NUMBER 2011124001346710  
COIT ROAD ROW DEDICATION 2012-142, LRCCT  
VACANT/NO CURRENT LAND USE  
FUTURE LAND USE: RETAIL



NO.	DATE	DESCRIPTION

**SITE PLAN**

**DUNAWAY**  
170 N. Preston Road • Suite 10 • Prosper, Texas 75078  
(TX REG. 1-114)

**THE CRESCENT EXECUTIVE OFFICE SUITES**  
PRESTWICK HOLLOW DRIVE  
MCKINNEY, TEXAS

PRELIMINARY FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
ADAM S. REEVES  
P.E.# 98410  
DATE: November 24, 2015

JOB NO. B0002147  
DRAWN BY: BPG  
DESIGNED BY: SCH  
CHECKED BY: ASR  
DATE: 11/24/2015  
SHEET: C1.0