

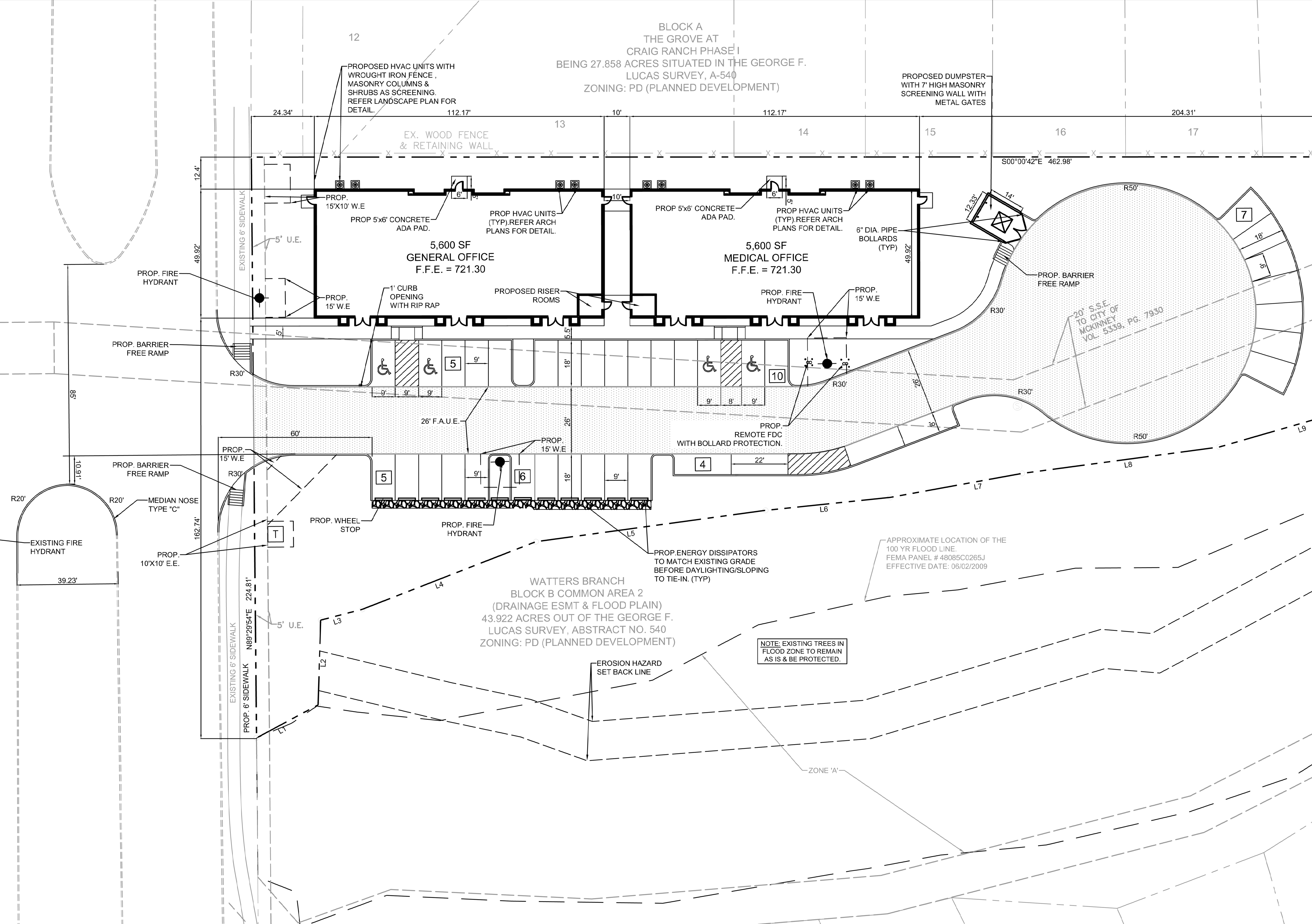
VICINITY MAP
N.T.S.

SITE GENERAL NOTES

- SANITATION CONTAINER SCREENING WALL 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.
- 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	

STACY ROAD
(130' R.O.W)



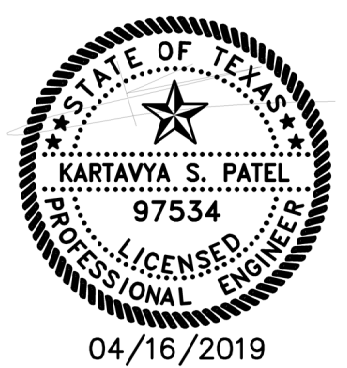
BOUNDARY LINE DATA	NO.	BEARING	DISTANCE
L1	N 28° 10' 28" W	27.04	
L2	N 88° 10' 57" W	32.85	
L3	N 14° 35' 20" W	16.64	
L4	N 21° 16' 49" W	72.10	
L5	N 07° 46' 26" W	89.19	
L6	N 05° 56' 56" W	49.04	
L7	N 10° 18' 05" W	51.94	
L8	N 07° 37' 32" W	76.97	
L9	N 16° 06' 16" W	45.76	
L10	N 21° 19' 41" W	55.83	
L11	N 18° 13' 45" W	63.23	
L12	N 23° 22' 38" W	95.23	
L13	N 17° 22' 04" W	23.67	
L14	N 28° 02' 13" W	82.65	
L15	N 22° 12' 57" W	95.06	
L16	N 36° 04' 53" W	129.92	
L17	N 53° 01' 03" W	51.06	

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	2.128 ACRES OR 92,696 S.F.
EXISTING ZONING:	SO - SUBURBAN OFFICE
PROPOSED USE:	GENERAL & MEDICAL OFFICE
PROPOSED BUILDINGS:	
GENERAL OFFICE	5,600 SF
MEDICAL OFFICE	5,600 SF
TOTAL BUILDING SQUARE FEET	11,200 SF
PROPOSED NUMBER OF STORIES:	1
PROPOSED BUILDING HEIGHT:	25'-5 7/16"
TOTAL PARKING REQUIRED:	33
GENERAL OFFICE (1:400)	14 PARKING SPACES
MEDICAL OFFICE (1:300)	19 PARKING SPACES
HANDICAP PARKING REQUIRED:	2 (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	37 PARKING SPACES
IMPERVIOUS COVERAGE:	36,730 S.F. OR 39.62%
PERVIOUS/LANDSCAPE AREA:	55,966 S.F. OR 60.37%

PROJECT CONTACT LIST	
OWNER/DEVELOPER WATERS BRANCH LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271
SURVEYOR BANNISTER ENGINEERING SURVEYOR ADDRESS MANSFIELD, TX CONTACT: MICHAEL DAN DAVIS TEL: 817-842-2094	ARCHITECT DESIGN & PROJECT DEVELOPMENT 13100 WORTHHAM CENTER DRIVE HOUSTON, TX CONTACT: SWAPNIL PATEL TEL: 936.828.0370

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

NO.	DATE	DESCRIPTION	BY
1	12-27-18	1ST SUBMITTAL	KP
2	01-24-19	PER 1ST SITE PLAN COMMENTS	KP
3	02-11-19	PER CITY COMMENTS	KP
4	03-20-19	PER CITY COMMENTS	KP
5	04-16-19	PER CITY COMMENTS	KP



MCKINNEY OFFICE PARK
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OFFICE

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Planning | Civil Engineering | Construction Management

04/16/2019

TX PE FORM #11525