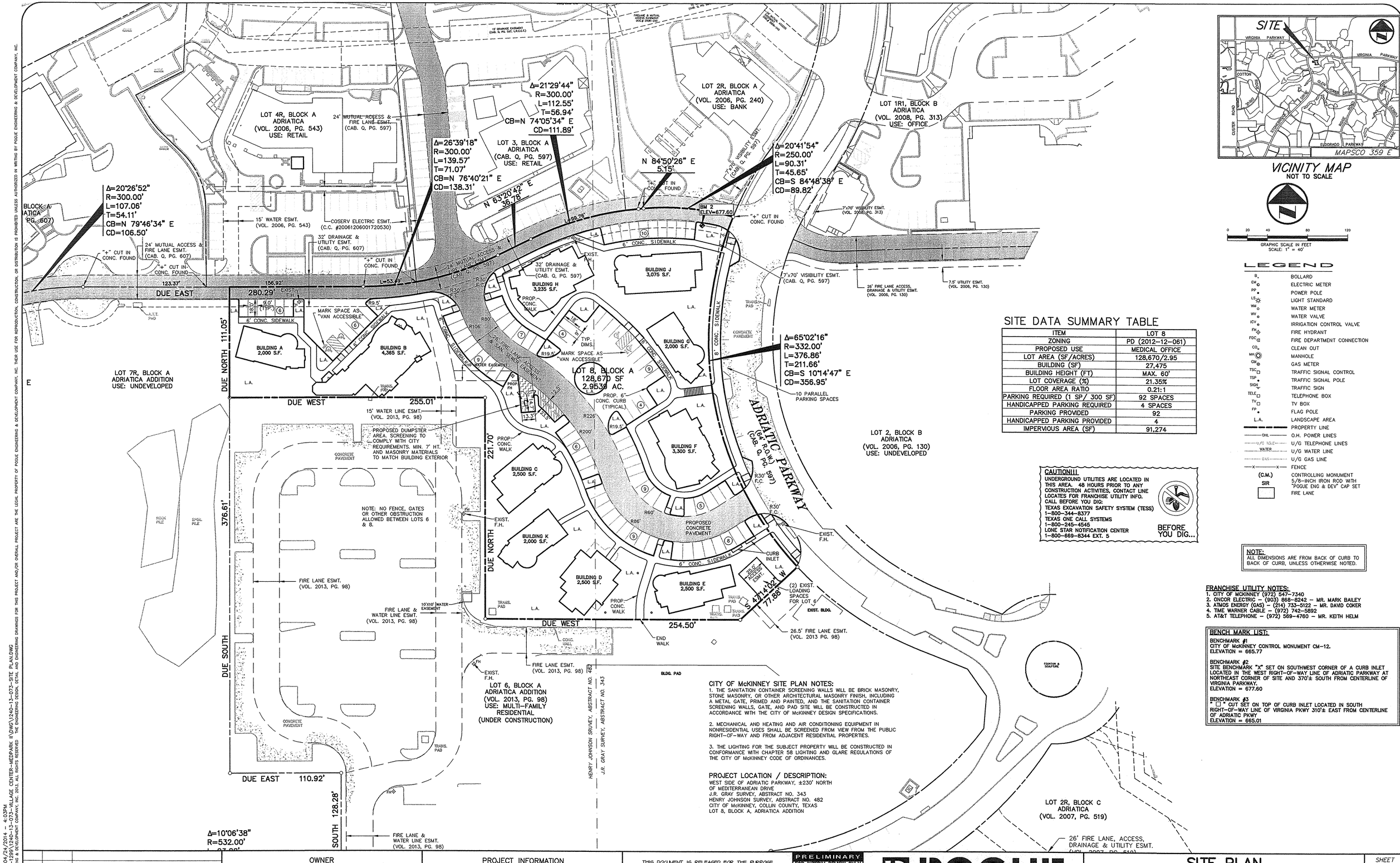

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
-x-x-	FENCE
(C.M.) SIR	CONTROLLING MONUMENT 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
	FIRE LANE

SITE DATA SUMMARY TABLE

ITEM	LOT 8
ZONING	PD (2012-12-061)
PROPOSED USE	MEDICAL OFFICE
LOT AREA (SF/ACRES)	128,670/2.95
BUILDING (SF)	27,475
BUILDING HEIGHT (FT)	MAX. 60'
LOT COVERAGE (%)	21.35%
FLOOR AREA RATIO	0.21:1
PARKING REQUIRED (1 SP/ 300 SF)	92 SPACES
HANDICAPPED PARKING REQUIRED	4 SPACES
PARKING PROVIDED	92
HANDICAPPED PARKING PROVIDED	4
IMPERVIOUS AREA (SF)	91,274

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

FRANCHISE UTILITY NOTES:
1. CITY OF McKINNEY (972) 547-7340
2. ONCOR ELECTRIC – (903) 868-8242 – MR. MARK BAILEY
3. ATMOS ENERGY (GAS) – (214) 733-5122 – MR. DAVID COKER
4. TIME WARNER CABLE – (972) 742-5892
5. AT&T TELEPHONE – (972) 569-4760 – MR. KEITH HELM

BENCH MARK LIST:
BENCHMARK #1
CITY OF McKINNEY CONTROL MONUMENT CM-12.
ELEVATION = 665.77

BENCHMARK #2
SITE BENCHMARK "X" SET ON SOUTHWEST CORNER OF A CURB INLET LOCATED IN THE WEST RIGHT-OF-WAY LINE OF ADRIATIC PARKWAY AT NORTHEAST CORNER OF SITE AND 370'± SOUTH FROM CENTERLINE OF VIRGINIA PARKWAY.
ELEVATION = 677.60

BENCHMARK #3
" □ " CUT SET ON TOP OF CURB INLET LOCATED IN SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PKWY 310'± EAST FROM CENTERLINE OF ADRIATIC PKWY
ELEVATION = 665.01

CITY OF McKINNEY SITE PLAN NOTES:
1. THE 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 OF McKINNEY DESIGN SPECIFICATIONS.

2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF McKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
WEST SIDE OF ADRIATIC PARKWAY, ±230' NORTH OF MEDITERRANEAN DRIVE
J.R. GRAY SURVEY, ABSTRACT NO. 343
HENRY JOHNSON SURVEY, ABSTRACT NO. 482
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
LOT 8, BLOCK A, ADRIATICA ADDITION

NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	PI NUMBER	
AWS	MLM	04-24-2014	1240-13-073	

OWNER
HIMALAYAN VENTURES, LP
14643 DALLAS PKWY., SUITE 550
DALLAS, TEXAS 75254
CONTACT: GEORGE FULLER
OWNER (972) 562-0231

PROJECT INFORMATION
VILLAGE CENTER-MEDPARK II
BLOCK A, LOT 8, ADRIATICA ADDITION
CITY OF McKINNEY, TEXAS
J.R. GRAY SURVEY, ABSTRACT NO. 343
& HENRY JOHNSON SURVEY, ABSTRACT NO. 482

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 95871 ON 04-24-14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

RECEIVED
By Planning Department at 7:35 am, Apr 25, 2014

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR: CONSTRUCTION OR BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 04-24-14
POGUE

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com
TX BOARD PROF. ENGINEERS, CERT. #F-000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

SITE PLAN

VILLAGE CENTER-MEDPARK II
BLOCK A, LOT 8, ADRIATICA ADDITION
J.R. GRAY & HENRY JOHNSON SURVEYS, ABSTRACTS 343/482
CITY OF McKINNEY, TEXAS

SHEET NO. SP.01

DWG NO: 1240-13-073-SITE PLAN.DWG

ASAMUELSON 04/24/2014 - 4:03PM
M:\DWG\1240-13-073-VILLAGE CENTER-MEDPARK II\DWG\1240-13-073-SITE PLAN.DWG
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VILLAGE CENTER-MEDPARK II