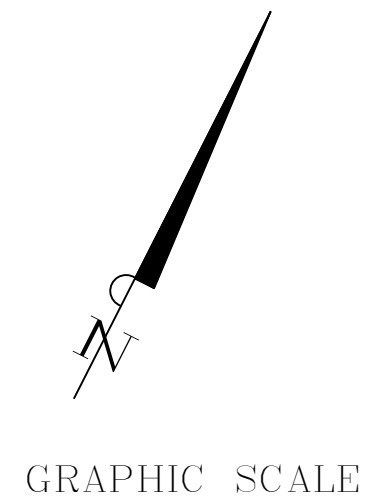


LOCATION MAP
N.T.S.



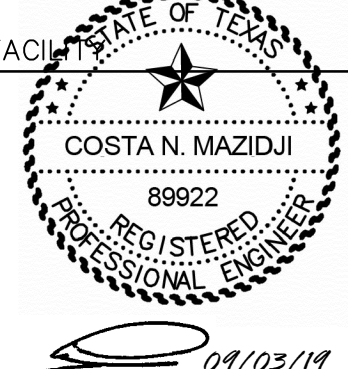
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND	
HVAC UNIT	
PROPOSED REGULAR DUTY CONCRETE	
PROPOSED FIRE LANE	
PROPOSED TRAFFIC ARROW	
PROPOSED PARKING COUNT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

SITE DATA TABLE

County	COLLIN
Project Name	VILLAGE PARK RETAIL
Zoning	C1 - NEIGHBORHOOD COMMERCIAL DISTRICT
Proposed use	DAY CARE/RETAIL/MEDICAL-GENERAL OFFICE
Site Area:	2.371 Acres 103,296 S.F.
Building Area:	DAYCARE: 10,286 SF MEDICAL-GENERAL OFFICE (50%-50%): 2,010 SF RETAIL: 5,071 SF
Building Height:	DAYCARE: 26' - 1 STORY MEDICAL-GENERAL OFFICE: 21'-2" - 1 STORY RETAIL: 25' - 1 STORY
Lot Coverage:	17,367 S.F. / 103,296 S.F. = 16.8%
Floor Area Ratio:	17,367 S.F. / 103,296 S.F. = 0.168:1
Parking Required:	RETAIL 1/250 SF = 5,071 SF/250 = 21 SPACES DAY CARE (200 CHILDREN) 1/8 CHILDREN = 200 CHILDREN/8 = 25 SPACES OFFICE 1/300 SF = 2,010 SF/300 = 7 SPACES TOTAL REQ = 53 SPACES
Parking Provided:	Regular = 55 SPACES Handicap = 5 SPACES Total = 60 SPACES
Impervious Area:	67,505 SF 65.0%
Pervious Area:	35,791 SF 35.0%

PROJECT PHASING:
THE PROJECT WILL BE CONSTRUCTED IN 2 PHASES:
PHASE 1 - CONSTRUCTION OF THE SITE INFRASTRUCTURE (PARKING, SCREENING WALL, DUMPSTERS, FIRE LANE, LANDSCAPING), RETAIL BUILDING AND OFFICE BUILDING
PHASE 2 - CONSTRUCTION OF THE DAY CARE FACILITY



FIRM REGISTRATION F-10158

07/01/19 BUILDING LAYOUT REVISION

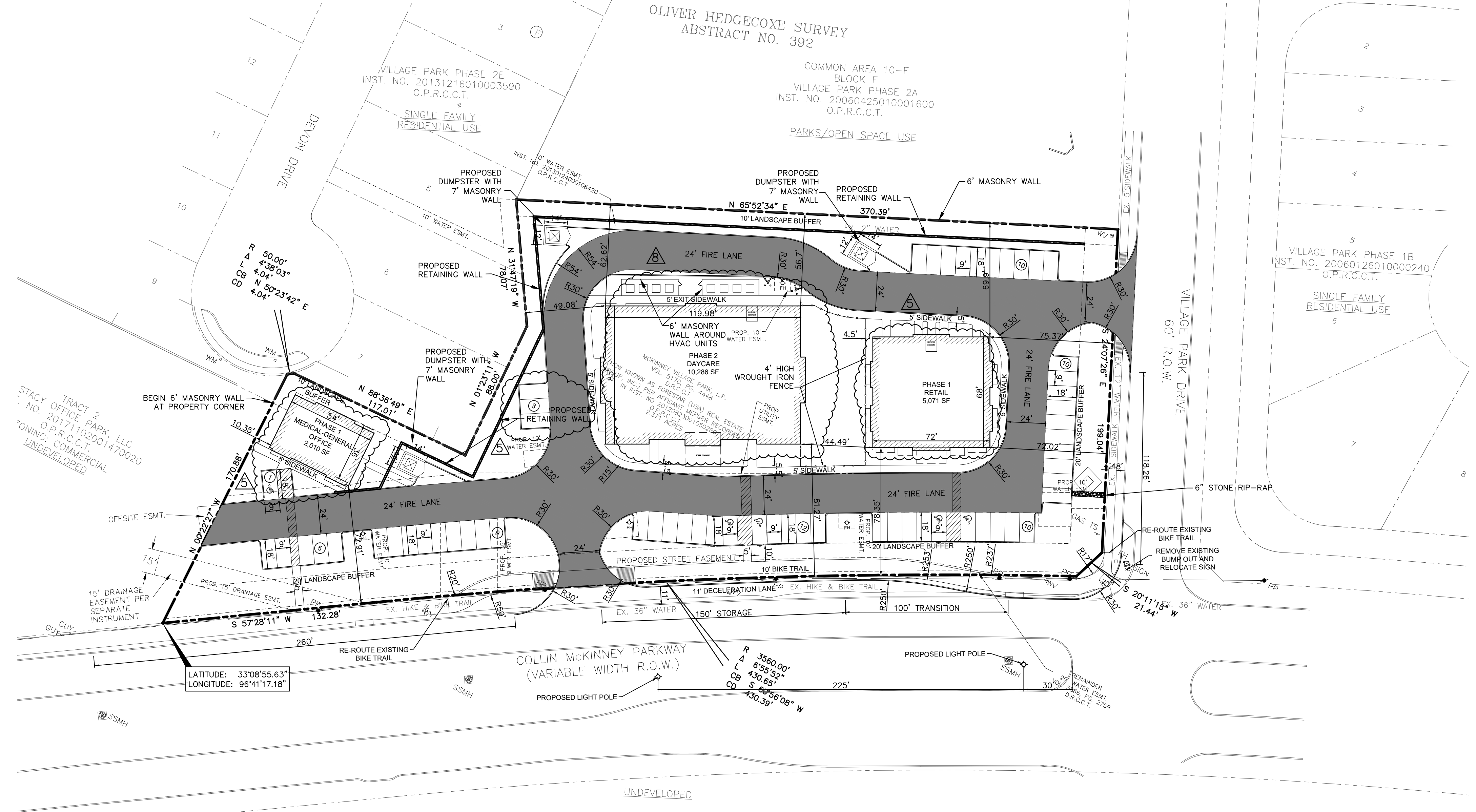
CITY OF MCKINNEY, TX
VILLAGE PARK SQUARE
MCKINNEY, TEXAS

LOT 1, BLOCK A
VILLAGE PARK SQUARE ADDITION

APPLICANT:
MAZIDJI GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI

OWNER:
PERFECT GENERAL CONTRACTORS
13359 GRAYHAWK BLVD, FRISCO, TX 75033
PHONE: 469-252-1252
CONTACT: SRI CHALUVADI

DESIGNED <u>CNM</u>	SCALE: AS SHOWN	JOB NO.
DRAWN <u>SOM</u>	DATE: DEC. 2017	MG273.1
CHECKED <u>CNM</u>		



FIRE SERVICE UNDERGROUND GENERAL COMMENTS:
TEXAS DEPARTMENT OF INSURANCE LICENSED FIRE SPRINKLER CONTRACTOR SHALL INSTALL THE UNDERGROUND FIRE SERVICE TO THE BUILDING, AND PLANS MUST BE SUBMITTED PRIOR TO INSTALLATION FOR REVIEW, APPROVAL AND PERMIT.

FIRE LANES MUST MEET THE FOLLOWING CRITERIA:

1. FIRE LANES WITH A WIDTH OF 24FT. REQUIRE A TURNING RADIUS OF 30FT.
2. FIRE LANES WITH A WIDTH OF 30FT. REQUIRE A TURNING RADIUS OF 20FT.
3. FIRE LANES WITH A WIDTH OF 26FT. REQUIRE A TURNING RADIUS OF 30FT.
4. MINIMUM CLEAR VERTICAL HEIGHT CLEARANCE OF 14FT.
5. PROVIDE AN ALL-WEATHER DRIVING SURFACE.
6. SUPPORT A MINIMUM OF A 85,000 FIRE APPARATUS.
7. MAXIMUM 6 PERCENT IN GRADE CHANGE ALONG THE FIRE LANE.
8. MAXIMUM 5 PERCENT CROSS SLOPE, ANGLE, OR DEPARTURE, AND ANGLE OF APPROACH.
9. MAXIMUM 6 PERCENT NET GRADE CHANGE FOR HILLS AND VALLEYS.

NOTES:

1. EXISTING PROPERTY BOUNDARIES BASED ON LAND TITLE SURVEY PREPARED BY MADDOX SURVEYING AND MAPPING, INC. DATED DECEMBER 15, 2016.
2. HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED ON THE RETAIL BUILDING AND ON THE MEDICAL-GENERAL OFFICE BUILDING. IT WILL BE ON THE GROUND FOR THE DAYCARE.
3. FACADE PLANS WILL SHOW THE EQUIPMENT FOR THE RETAIL AND MEDICAL-GENERAL OFFICE BUILDING.

CITY OF MCKINNEY STANDARD NOTATIONS:

1. 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.
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. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE PLAN

C-04