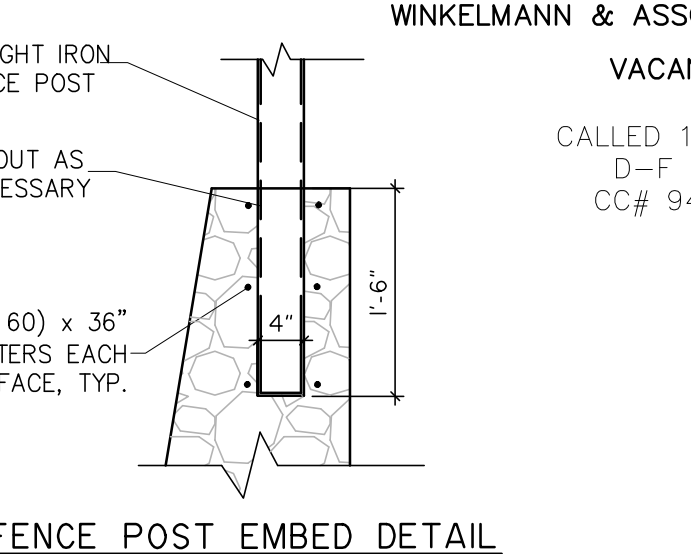
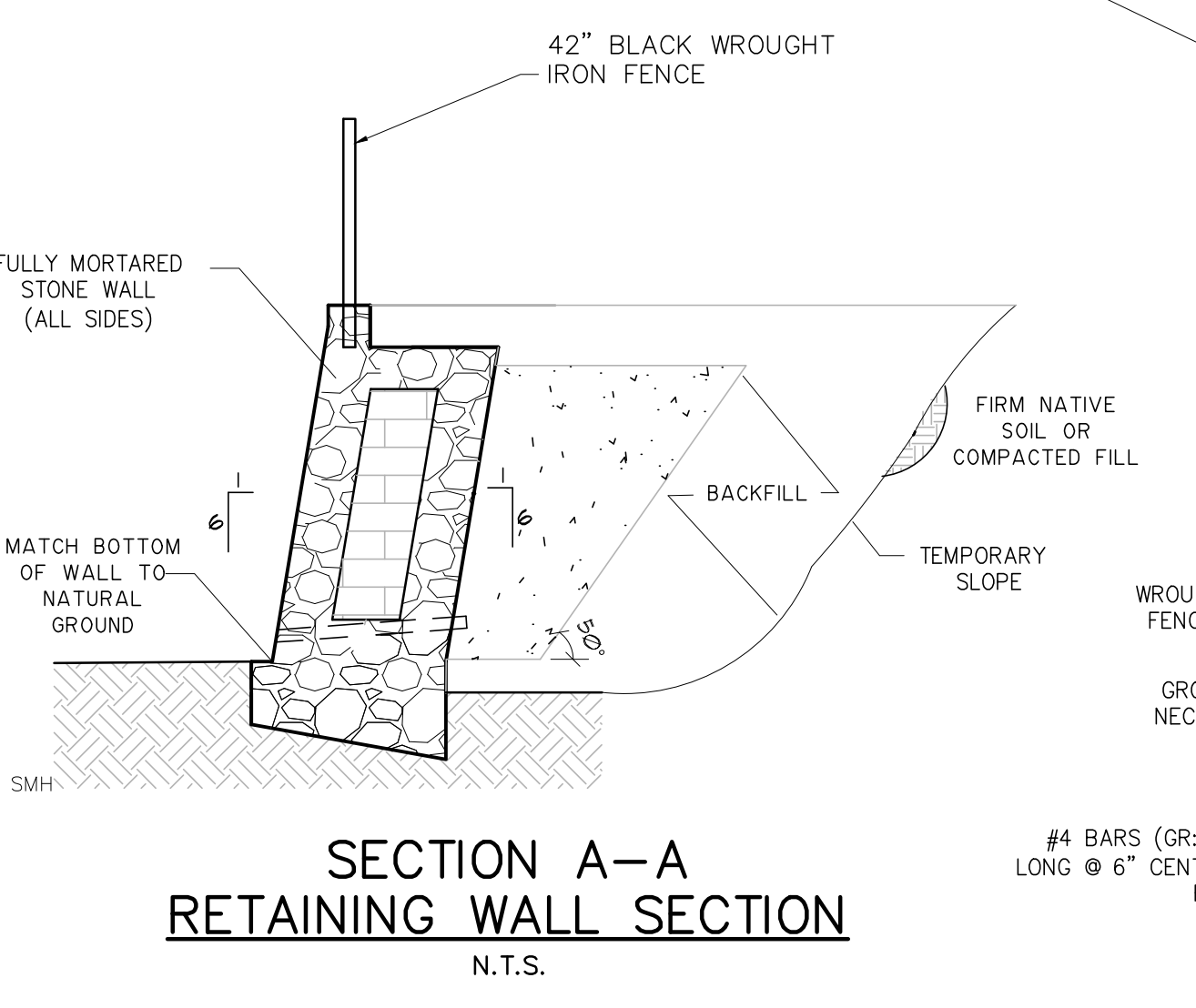


- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - WV Water Valve
 - WP Water Pedestal
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - IV Irrigation Valve
 - CO Clean Out
 - AC Air Conditioner
 - TV Cable Box
 - SB Signal Box
 - SP Signal Pole
 - SN Sign
 - IRF Iron Rod Found
 - IRS Iron Rod Set
 - SS Sanitary Sewer
 - SW Storm Sewer
 - LA Landscape Area
 - F.D.C. Fire Dept. Connection
 - TM Pad Mounted Transformer



PHASE TABLE LAND USE TABULATION

PHASE	1	2
CURRENT ZONING	BG	BG
USE	MEDICAL OFFICE	MEDICAL OFFICE
PHASE ACREAGE (AC.)	1.484	5.098
PHASE AREA(SF)	64,637	222,079
TOTAL BLDG. AREA(SF)	12,400	63,000
BLDG. HEIGHT	30' MAX.	30' MAX.
COVERAGE	19.18%	28.37%
F.A.R.	0.192	0.283
PARK REQ.	42 SPACES (1:300)	210 SPACES (1:300)
PARK PROV.	68 SPACES	290 SPACES
H.C. REQ.	3	7
H.C. PROV.	5	9
MINIMUM FINISH FLOOR ELEV.	594.65'	594.65'

LOT TABLE LAND USE TABULATION

LOT	2	4
CURRENT ZONING	BG	BG
USE	MEDICAL OFFICE	MEDICAL OFFICE
LOT ACREAGE (AC.)	4.793	1.788
LOT AREA(SF)	208,803	77,914
TOTAL BLDG. AREA(SF)	48,400	27,000
BLDG. HEIGHT	30' MAX.	30' MAX.
LOT COVERAGE	17.24%	34.65%
F.A.R.	0.172	0.346
PARK REQ.	162 SPACES (1:300)	90 SPACES (1:300)
PARK PROV.	253 SPACES	105 SPACES
H.C. REQ.	6	4
H.C. PROV.	11	4
MINIMUM FINISH FLOOR ELEV.	594.65'	594.65'

- Site Plan Notes**
- 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.
 - 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.
 - 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.
 - There are no existing buildings located on site.
 - Buildings 6,000 square feet and larger must be outfitted with a sprinkler system.

SITE PLAN
LOTS 2 & 4, BLOCK A
WILSON CREEK CROSSING
6.582 ACRES

L. SEARCY SURVEY, ABSTRACT NO. 838
H.L. UPSHER SURVEY, ABSTRACT NO. 934
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

DEVELOPER:
HUFFMAN COMPANIES
5300 W. PLANO PLWY., SUITE 200
PLANO, TEXAS 75093
(972) 248-1687

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX

NO.	DATE	REVISION	APPROVED
4	12-08-11	2nd CITY SUBMITTAL	
3	12-1-11	CITY COMMENTS	
2	11-16-11	CORPORATE PHASE 2	
1	11-10-11	1st CITY SUBMITTAL	

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MICHAEL T. DOUGETT, LICENSED PROFESSIONAL ENGINEER NO. 98628

L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

HUFFMAN COMPANIES
5300 W. PLANO PKWY. #2000
PLANO, TEXAS 75093

SITE PLAN
LOTS 2 & 4, BLOCK A
WILSON CREEK CROSSING PH. 1
MCKINNEY, TEXAS

Scale: 1" = 50'

Date: 10/24/11

File: 1998651PH1.DWG

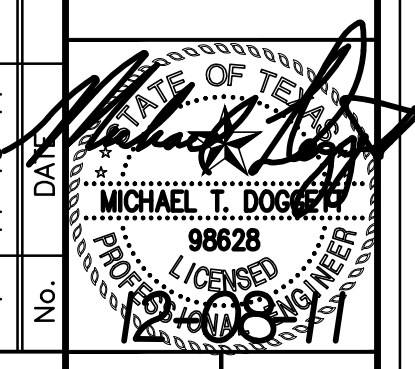
Project No.: 19986.0A(20)

SHEET
C-4

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
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BENCHMARKS:
McKinney monument 16 Elev. 645.92
N 2537784.719 E 7139478.368

McKinney monument 17 Elev. 692.84
N 2528748.872 E 7141314.299

NOTE: ALL RADII ARE 2' UNLESS OTHERWISE NOTED.

CALLLED 177.25 ACRES
D-F 88, L.L.C.
CC# 94-0103895

100-YEAR FLOODPLAIN PER FLOOD STUDY AND LOMR BEING PREPARED BY WINKELMANN & ASSOC.

RETAINING WALL & 100yr. FLOODPLAIN LIMIT

14'x12' DUMPSTER ENCLOSURE w/8' MASONRY SCREENWALL

VACANT

15' WATER ESMT.

15' DRNG. ESMT.

15' SAN. SWR. ESMT.

15' WATER ESMT.

15' DRNG. ESMT.

15' SAN. SWR. ESMT.

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