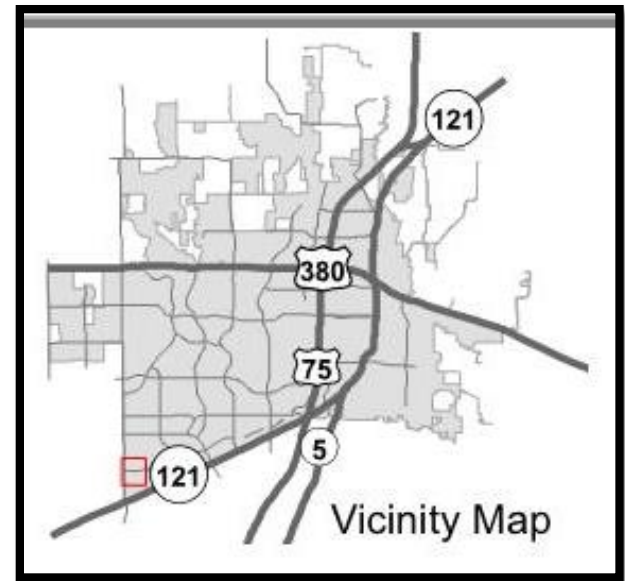
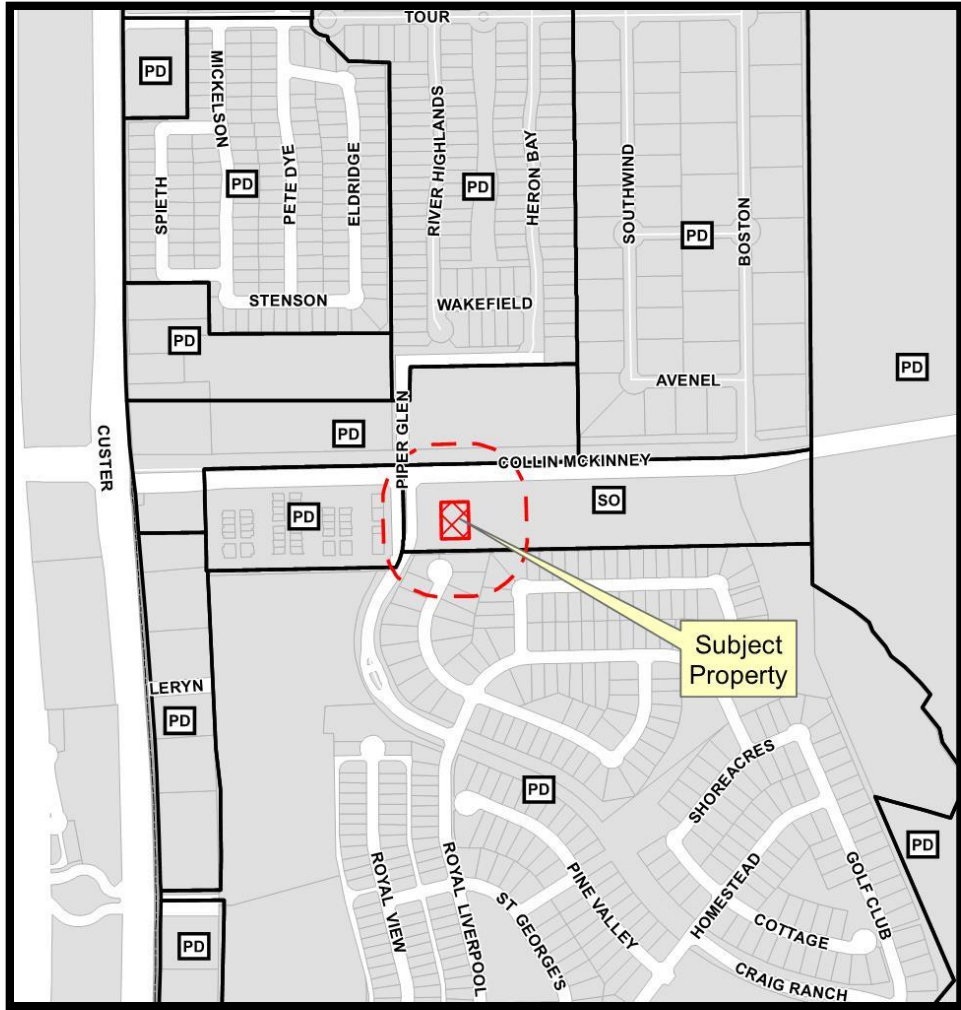


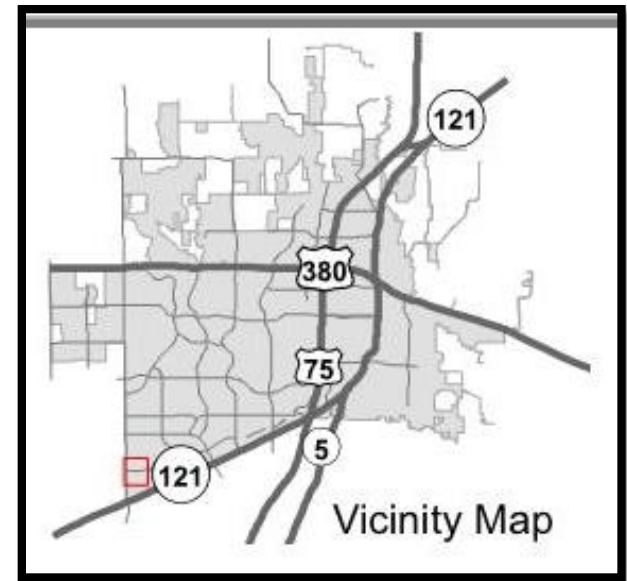
Chess Academy

18-0017SUP

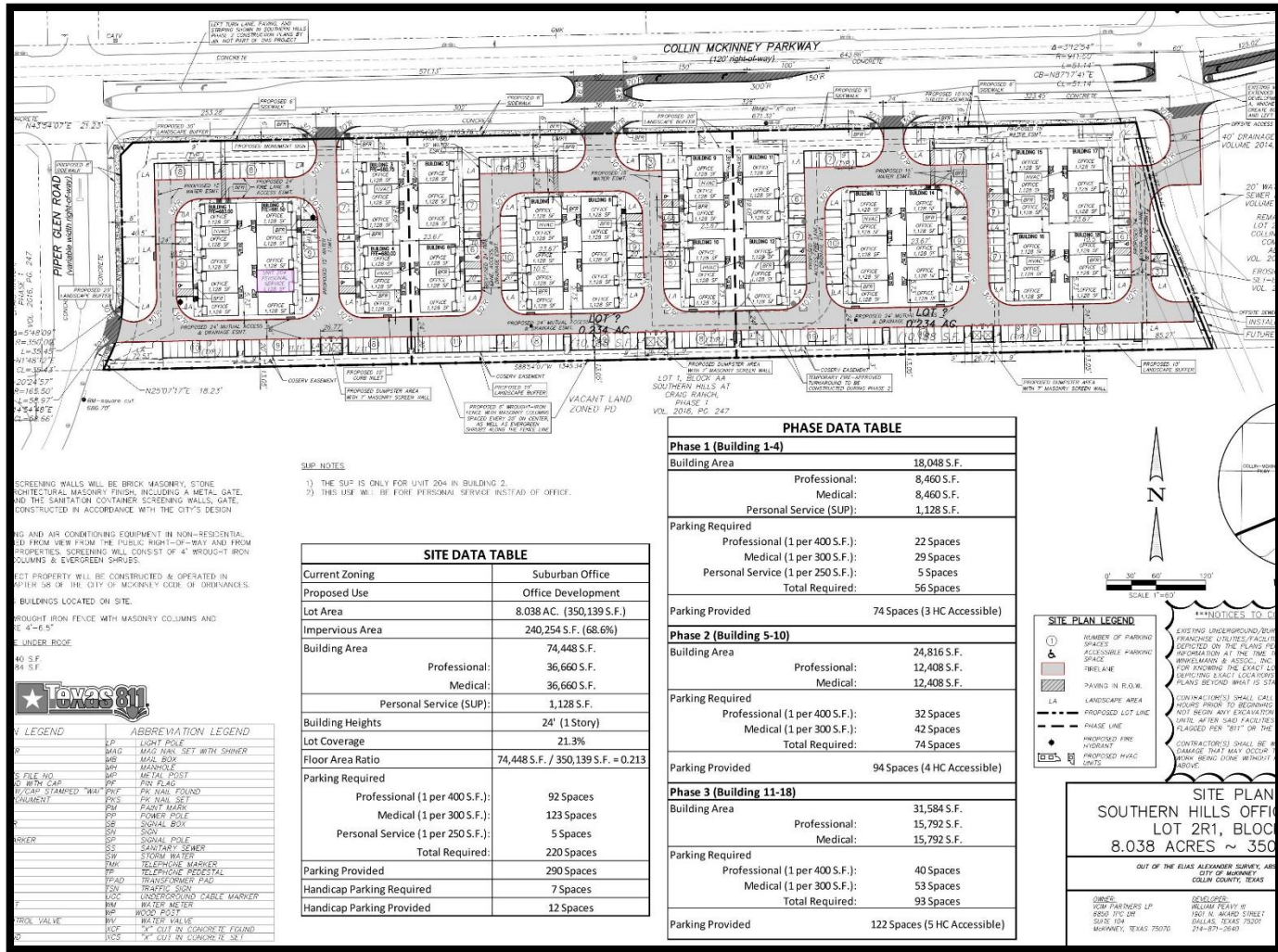
Location Map



Location Map



Proposed Specific Use Permit



SCREENING WALLS WILL BE BRICK MASONRY, STONE ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN

HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USE SHALL BE LOCATED IN THE REAR OF THE BUILDING AND SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES. SCREENING WALLS SHALL BE 4" WROUGHT IRON COLUMNS & EVERGREEN SHRUBS.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

ALL BUILDINGS LOCATED ON SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

- SUP. NOTES**
- 1) THE SUP IS ONLY FOR UNIT 204 IN BUILDING 2.
 - 2) THIS USE WILL BE FOR PERSONAL SERVICE INSTEAD OF OFFICE.

SITE DATA TABLE	
Current Zoning	Suburban Office
Proposed Use	Office Development
Lot Area	8,038 AC. (350,139 S.F.)
Impervious Area	240,254 S.F. (68.6%)
Building Area	74,448 S.F.
Professional:	36,660 S.F.
Medical:	36,660 S.F.
Personal Service (SUP):	1,128 S.F.
Building Heights	24' (1 Story)
Lot Coverage	21.3%
Floor Area Ratio	74,448 S.F. / 350,139 S.F. = 0.213
Parking Required	
Professional (1 per 400 S.F.):	92 Spaces
Medical (1 per 300 S.F.):	123 Spaces
Personal Service (1 per 250 S.F.):	5 Spaces
Total Required:	220 Spaces
Parking Provided	290 Spaces
Handicap Parking Required	7 Spaces
Handicap Parking Provided	12 Spaces

PHASE DATA TABLE	
Phase 1 (Building 1-4)	
Building Area	18,048 S.F.
Professional:	8,460 S.F.
Medical:	8,460 S.F.
Personal Service (SUP):	1,128 S.F.
Parking Required	
Professional (1 per 400 S.F.):	22 Spaces
Medical (1 per 300 S.F.):	29 Spaces
Personal Service (1 per 250 S.F.):	5 Spaces
Total Required:	56 Spaces
Parking Provided	74 Spaces (3 HC Accessible)
Phase 2 (Building 5-10)	
Building Area	24,816 S.F.
Professional:	12,408 S.F.
Medical:	12,408 S.F.
Parking Required	
Professional (1 per 400 S.F.):	32 Spaces
Medical (1 per 300 S.F.):	42 Spaces
Total Required:	74 Spaces
Parking Provided	94 Spaces (4 HC Accessible)
Phase 3 (Building 11-18)	
Building Area	31,584 S.F.
Professional:	15,792 S.F.
Medical:	15,792 S.F.
Parking Required	
Professional (1 per 400 S.F.):	40 Spaces
Medical (1 per 300 S.F.):	53 Spaces
Total Required:	93 Spaces
Parking Provided	122 Spaces (5 HC Accessible)

SITE PLAN LEGEND

- ① NUMBER OF PARKING SPACES
- ② ACCESSIBLE PARKING SPACE
- ③ BUREL LINE
- ④ PAVING IN ROW
- ⑤ LANDSCAPE AREA
- ⑥ PROPOSED LOT LINE
- ⑦ PHASE LINE
- ⑧ UNIMPROVED FIRE HYDRANT
- ⑨ PROPOSED HVAC UNITS

NOTES TO CONTRACTOR

EXISTING UNDERGROUND UTILITIES (FACILITY) LOCATED ON THIS PLAN ARE INDICATED BY THE INFORMATION AT THE TIME THIS INSTRUMENT WAS PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL CALL BEFORE ANY EXCAVATION WORK BEGINS TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO UTILITIES DURING CONSTRUCTION.

SITE PLAN
SOUTHERN HILLS OFFICE
LOT 2RT, BLOCK 2
8.038 ACRES ~ 350

OUT OF THE ELIAS ALEXANDER SURVEY, A PART OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DRAWN BY: KEVIN FARMERS LP
DATE: 07/10/2018
SCALE: 1/8" = 1'-0"

DESIGNED BY: WILLIAM PEAVY
DATE: 07/10/2018
SCALE: 1/8" = 1'-0"



