

LEGEND		
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	
	Concrete Pavement	
	Masonry Wall	

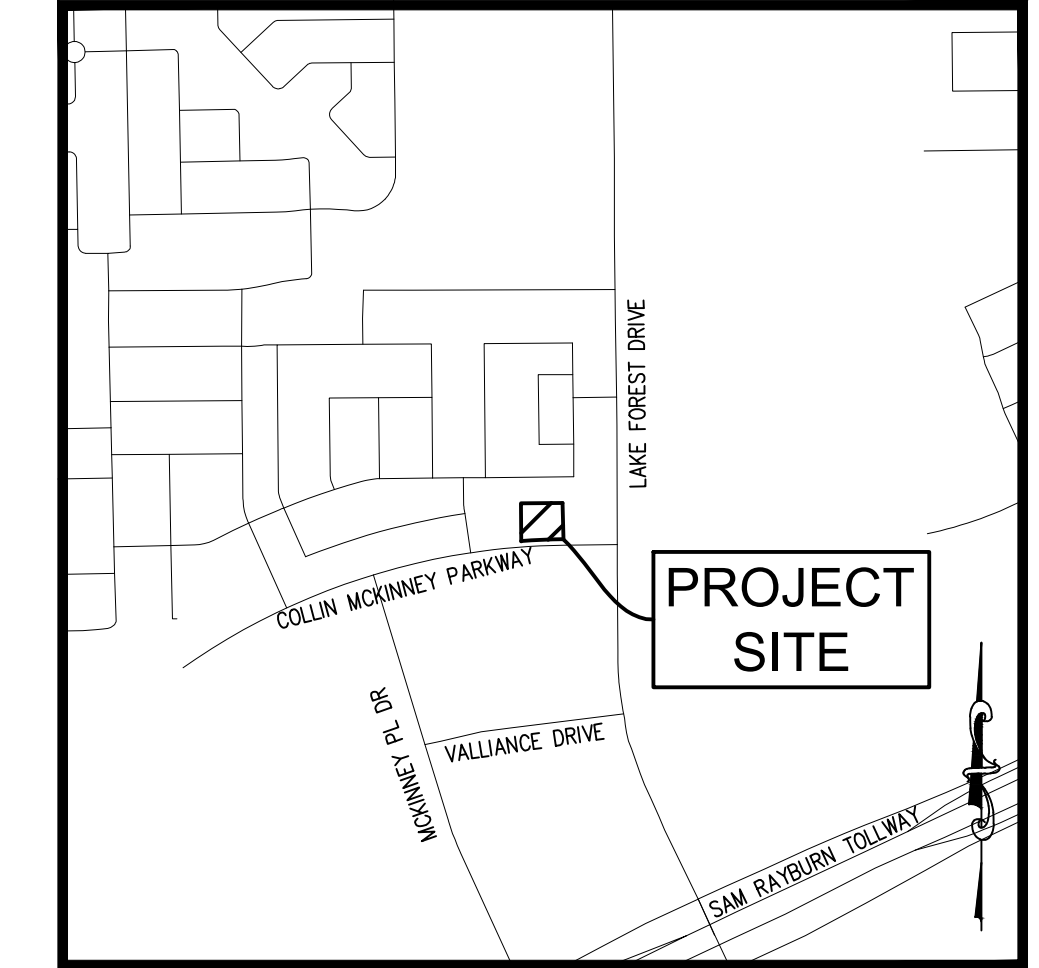
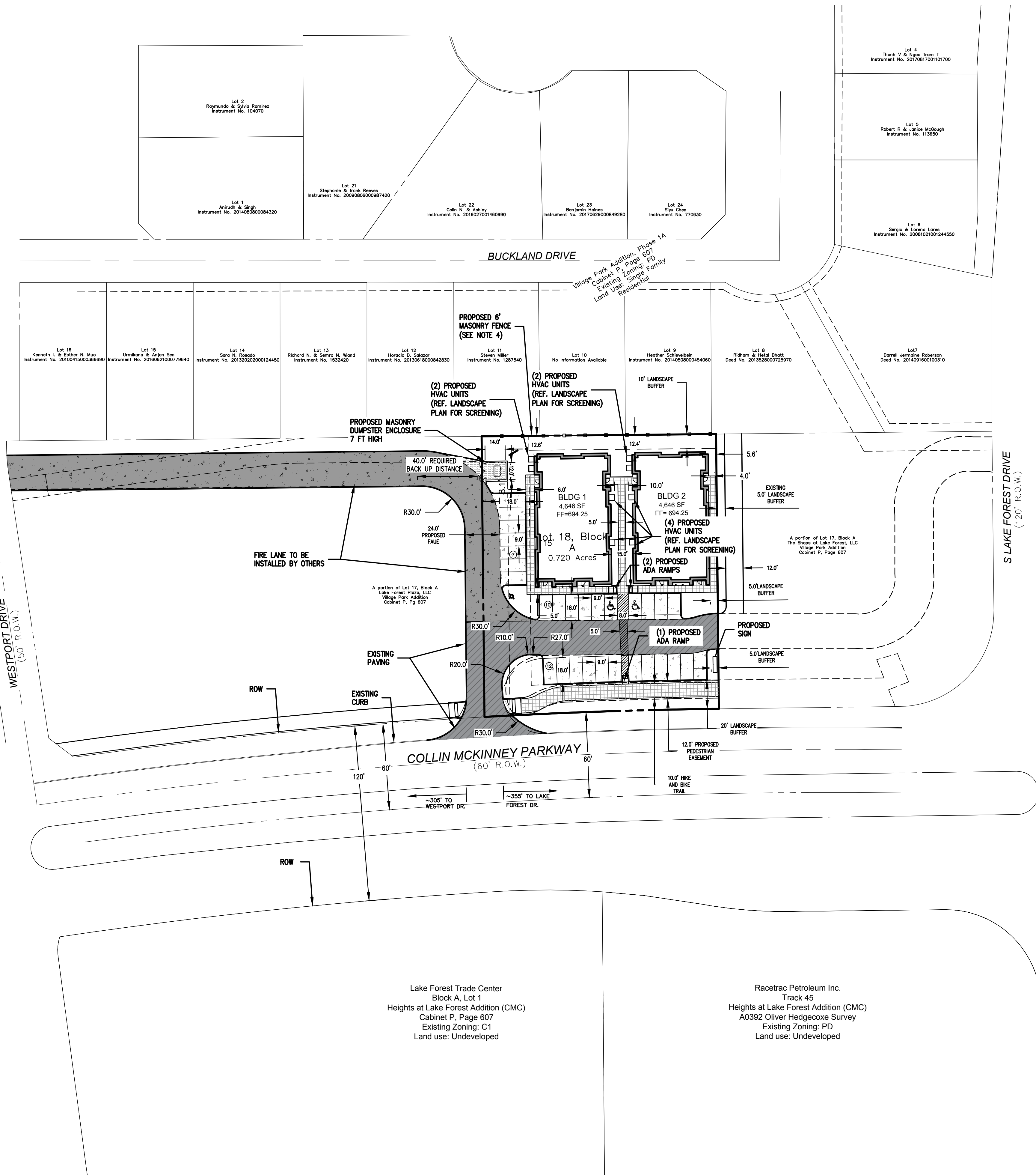
**GENERAL NOTES**

- 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 WALL, 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.
- SCREENING WALL ALONG NORTHERN PROPERTY LINE TO BE 6" BRICK MASONRY WALL. THE COLOR AND DESIGN TO MATCH THE EXISTING BRICK MASONRY WALL ON LOT 17.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- 10' CLEARANCE AROUND BUILDINGS MUST BE MAINTAINED WITHOUT ANY OBSTRUCTIONS FOR FIRE DEPARTMENT HOSE LAY.
- NO WALLS, FENCING OR OTHER OBSTRUCTIONS ARE PERMITTED AT THE PROPERTY LINE.

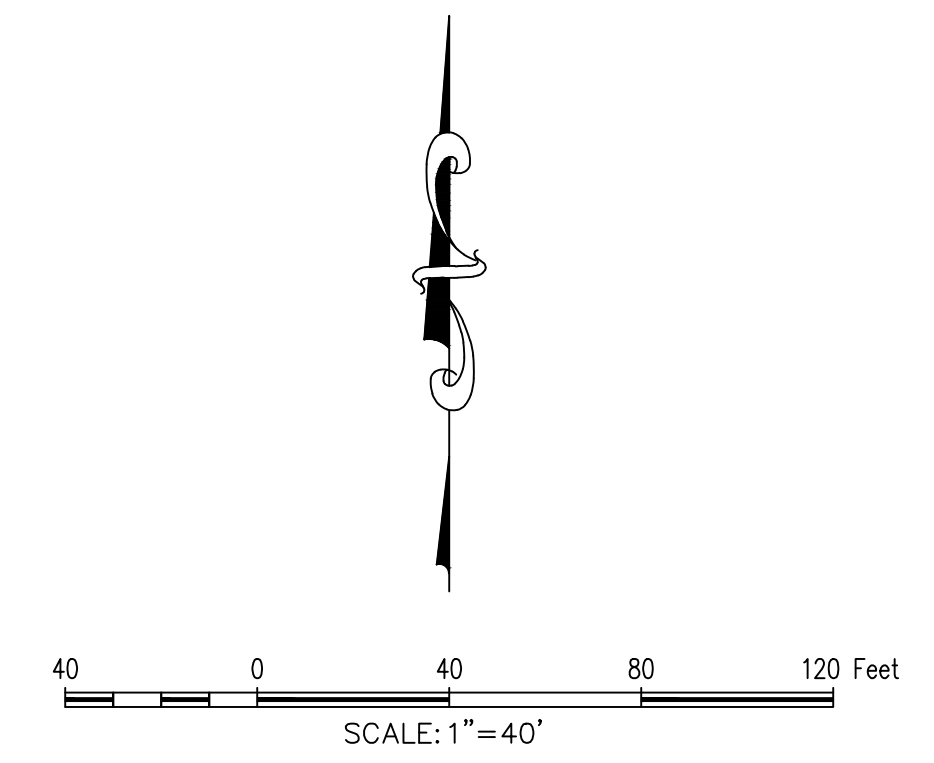
PAVING NOTE:  
ALL FIRE LANES TO BE INSTALLED BY OTHERS.

**PAVING SPECIFICATIONS:**

- SIDEWALK AREA:**  
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (HATCH PATTERN DOES NOT REFLECT CONST. OR EXPANSION JOINT LOCATIONS)
- PARKING AREA:**  
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
- FIRE LANE:**  
6" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE OR APPROVED EQUAL
- DUMPSTER AREA:**  
7" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.



SITE DATA TABLE	
ZONING	C1
PROPOSED USE	OFFICE
BUILDING 1 AREA	4,646 SF
BUILDING 2 AREA	4,646 SF
TOTAL BUILDING AREA	9,292 SF
LOT AREA	.720 AC; 31,363 SF
BUILDING HEIGHT	23' 2" FT
LOT COVERAGE	30%
FLOOR AREA RATIO	0.30:1
IMPERVIOUS AREA	25,097 SF; 80.0%
REQUIRED PARKING: OFFICE USE (9,292 SF 1:400)	24
HANDICAP SPACES (REQUIRED 2/PROVIDED 2)	2
PARKING PROVIDED	29



Lake Forest Trade Center  
Block A, Lot 1  
Heights at Lake Forest Addition (CMC)  
Cabinet P, Page 607  
Existing Zoning: C1  
Land use: Undeveloped

Racetrac Petroleum Inc.  
Track 45  
Heights at Lake Forest Addition (CMC)  
A0392 Oliver Hedgecoxe Survey  
Existing Zoning: PD  
Land use: Undeveloped

**LAKE FOREST OFFICE PLAZA**  
Lot 18, Block A  
VILLAGE PARK ADDITION  
0.720  
in the  
OLIVER SURVEY, ABSTRACT NO. 392  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**ENGINEER**  
G&A CONSULTANTS, LLC  
111 HILLSIDE DRIVE  
LEWISVILLE TX, 75057  
Ph. (972) 436-9712  
Contact: Douglas W. Weaver, P.E.

**OWNER/DEVELOPER**  
RPGC LAKE FOREST LLC  
9830 COUNTY ROAD 288  
ANNA, TX  
Ph. 949-209-1988  
Contact: Bucky Gillett

The John R. McAdams Company, Inc.  
(DBA: G&A | McAdams)  
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**SITE PLAN**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
G&A | MCDAMS,  
TBP#E: 1798  
DOUGLAS W. WEAVER,  
P.E. #117386  
DATE 10/30/2018

Drawn By: HH
Date: 05/22/2018
Scale: 1"=40'
Revisions:

**16334**

**C3**

File: J:\100\16334\16334.dwg & Acad Plot Settings: 10/30/2018 3:13 PM, by Alexander  
Printed: 10/30/2018 3:14 PM, by Alexander Robinson, Sheet: 10/30/2018 3:13 PM, by Alexander