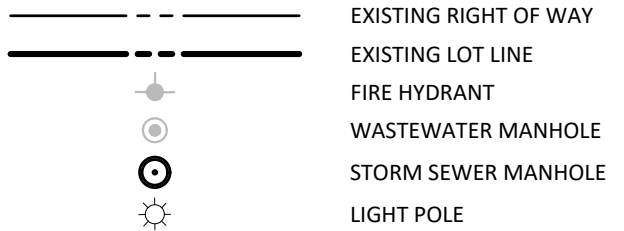
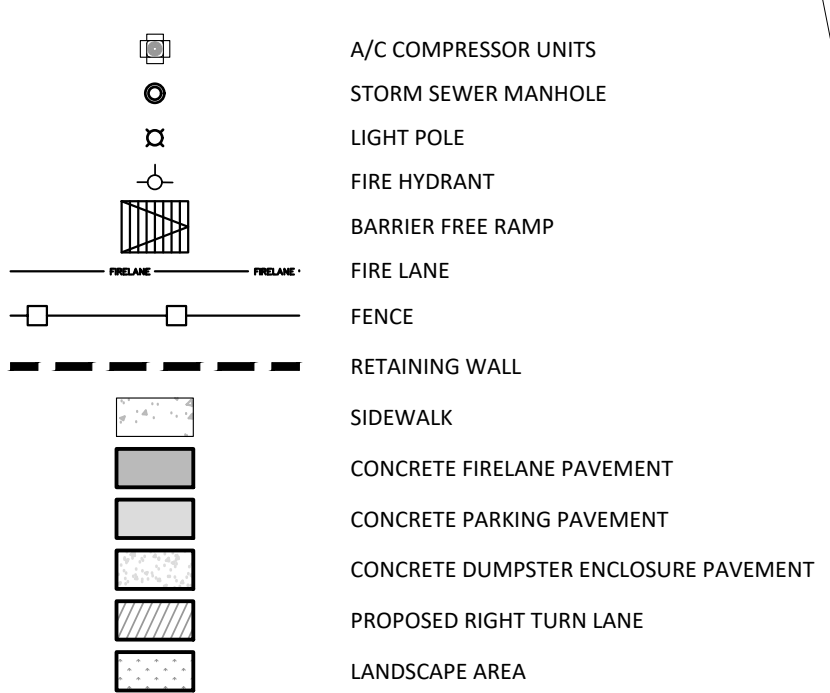


EXISTING LEGEND



PROPOSED LEGEND

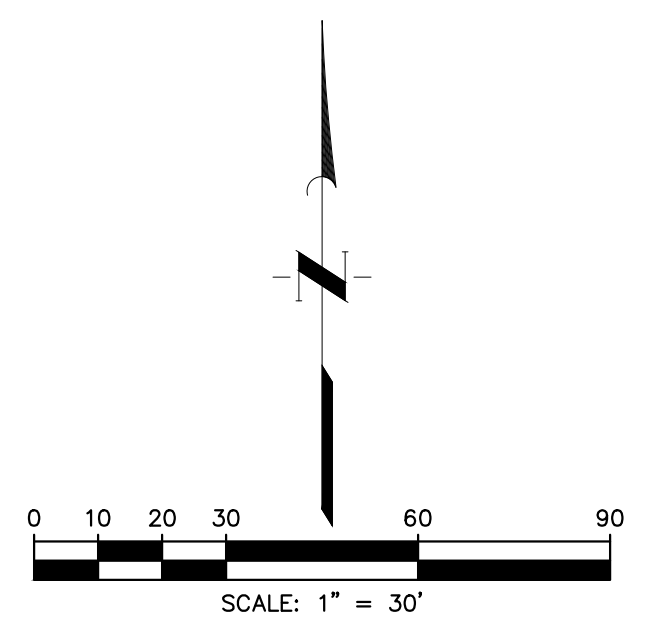
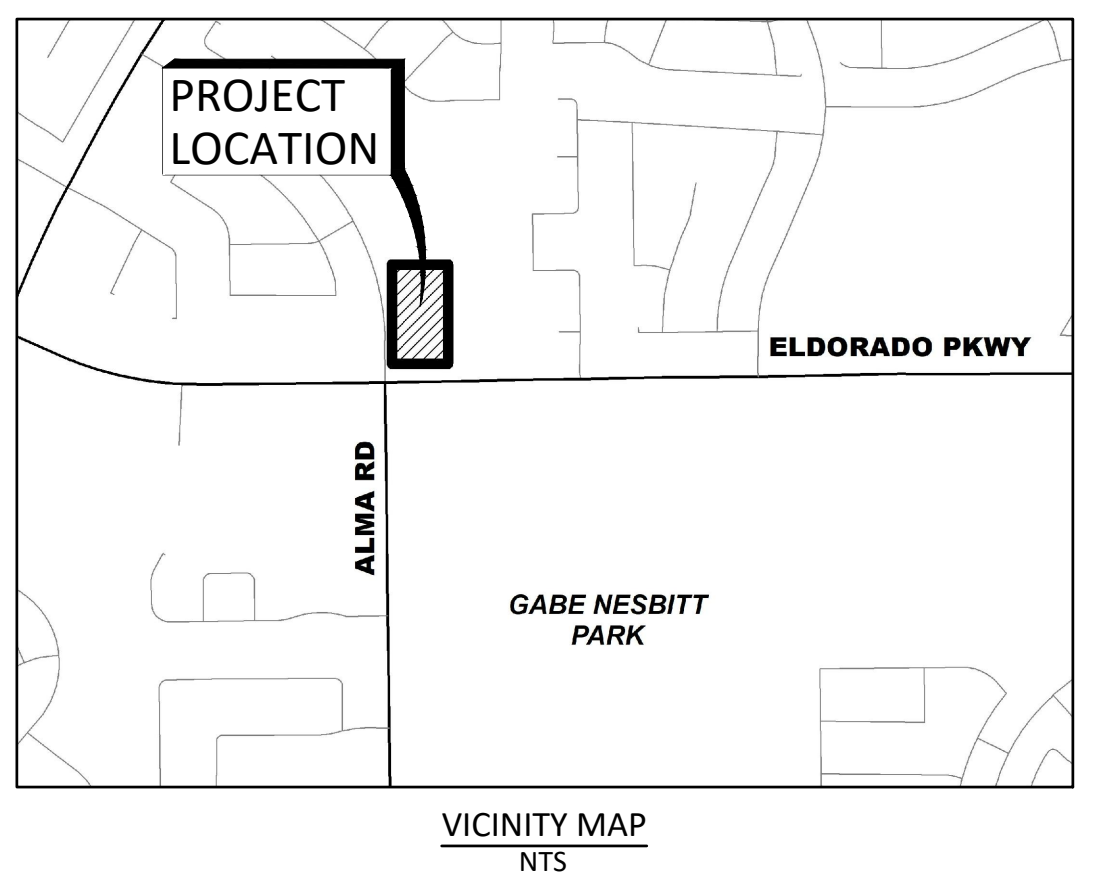
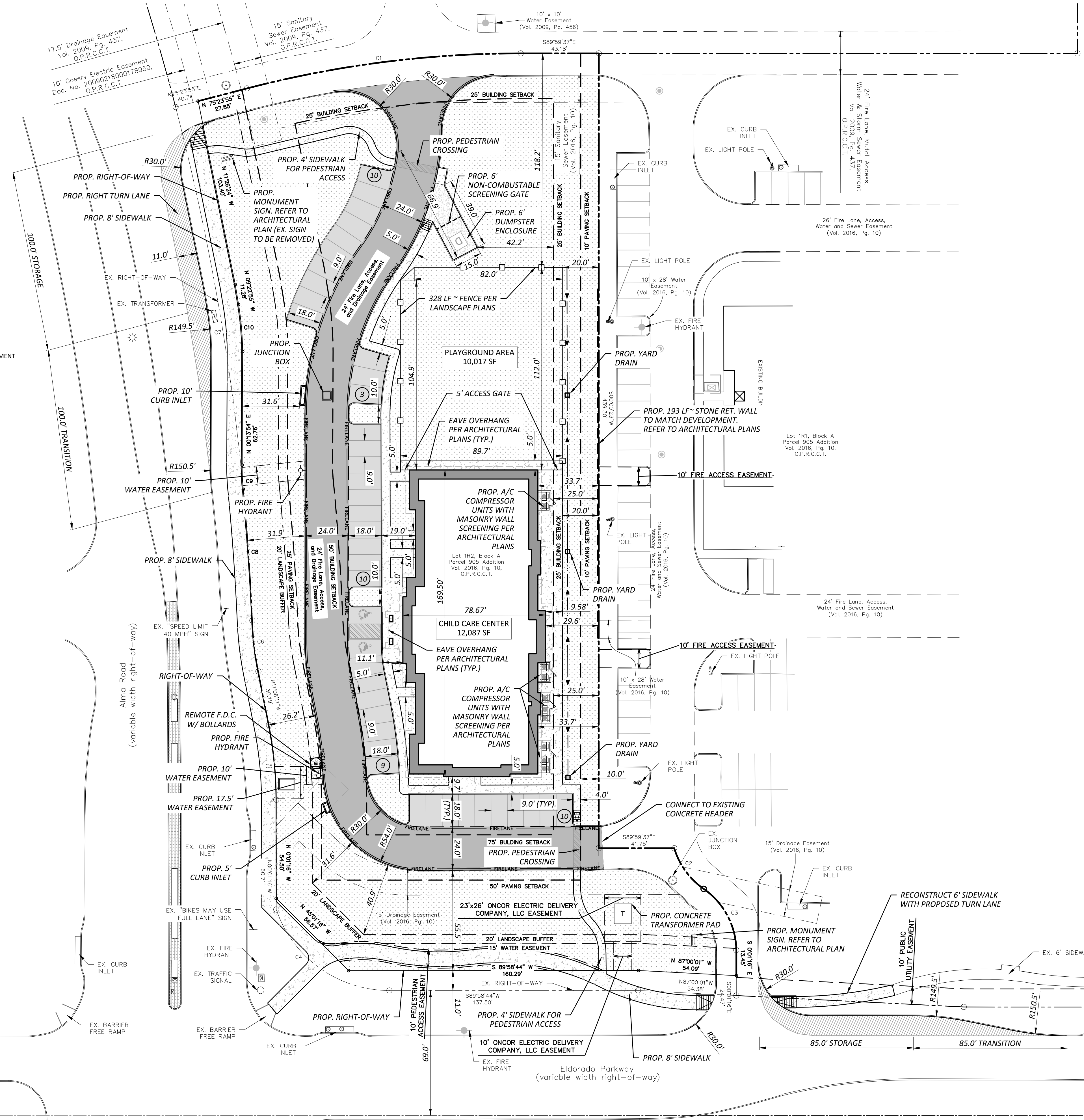


NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2.5' UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURBS, INCLUDING ISLANDS, SHALL BE 6".
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- ALL PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' DEEP.

CITY OF MCKINNEY STANDARD NOTATIONS

- 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.
- 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 SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE SUMMARY TABLE

ZONING: C1 (NEIGHBORHOOD COMMERCIAL)

PROPOSED USE: DAYCARE CENTER

PROPERTY AREA: 100,739± SF

IMPERVIOUS AREA: 46,387 SF

BUILDING AREA: 12,087 SF

BUILDING HEIGHT: 28 FT

FLOOR AREA RATIO: 0.12

LOT COVERAGE OF BUILDING: 11.99%

TOTAL LANDSCAPE AREA: 54,909 SF

LOT COVERAGE OF LANDSCAPING: 54.5%

PARKING SUMMARY TABLE

PARKING REQUIRED: 20 TOTAL SPACES (1 SPACE PER 8 STUDENTS, 160 STUDENT CAPACITY)

PARKING PROVIDED: 42 TOTAL SPACES
40 STANDARD SPACES
2 ACCESSIBLE SPACES

TOTAL PARKING AREA: 7173.27 SF

PARKING RATIO: 285.3 SF / SPACE

LOT COVERAGE OF PARKING: 6.8%

Proposed Property Line Curve Data

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C8	1350.00'	72.69'	03°05'06"	N03°56'31"W	72.68'
C9	132.90'	13.40'	05°46'35"	N02°38'43"W	13.39'
C10	167.10'	167.10'	08°56'10"	N04°54'50"W	26.04'

Existing Property Line Curve Data

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	600.00'	152.97'	14°36'29"	S82°42'09"E	152.56'
C2	42.00'	28.30'	38°36'35"	S36°01'22"E	27.77'
C3	42.00'	40.46'	55°11'18"	S27°44'10"E	38.91'
C4	66.00'	82.08'	71°15'11"	S54°23'33"E	76.89'
C5	214.00'	41.52'	11°06'54"	N05°34'43"W	41.45'
C6	186.00'	28.37'	08°44'18"	S06°46'05"E	28.34'
C7	1350.00'	287.50'	12°12'07"	N08°30'02"W	286.96'

REVISIONS

No.	Date	Description

OWNER
BUCKLEY PROPERTIES, LLC
5784 LAKE FOREST DRIVE,
SUITE 275
ATLANTA, GEORGIA 30328
CONTACT: RICHARD BUCKLEY

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024 • 972.488.8880

SCALE: AS SHOWN
DATE: JULY 02, 2019
JOB NO.: 14752-0002-00

DESIGNED BY: VCS
CHECKED BY: SCG
DRAWN BY: ACH

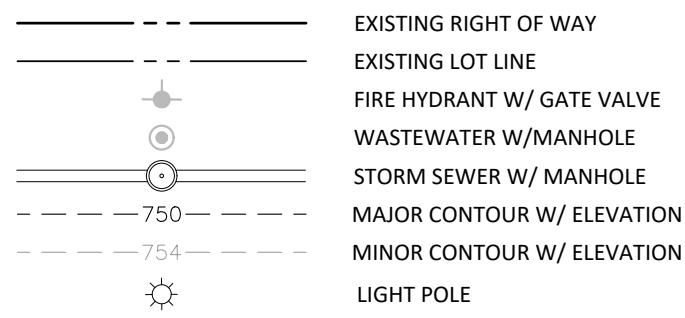
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: VINCENT C. STANKO
P.E. Serial No.: 128428
Date: JULY 02, 2019

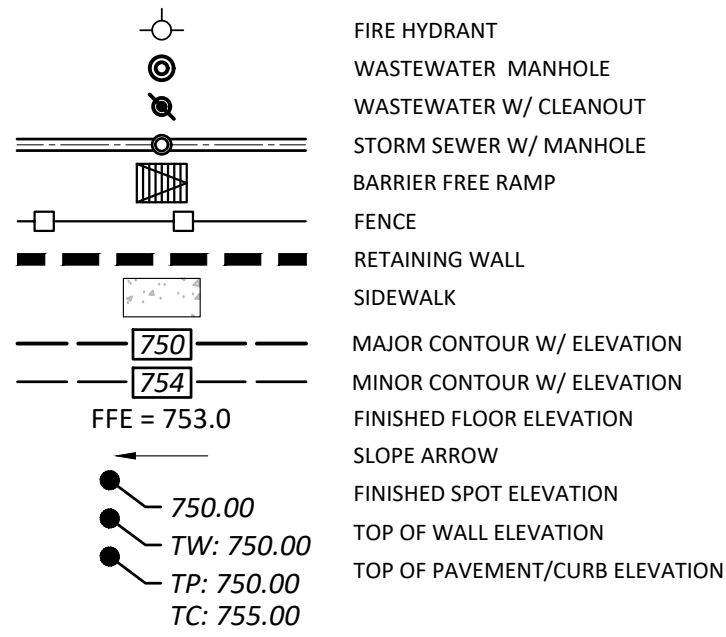
CITY OF MCKINNEY
PARCEL 905 ADDITION, LOT 1R, BLOCK A
DAY CARE CENTER

PRELIMINARY SITE PLAN

EXISTING LEGEND

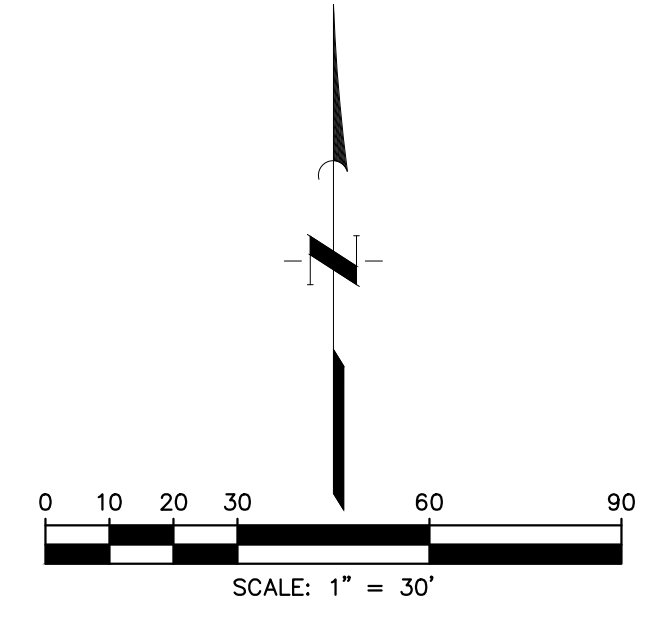
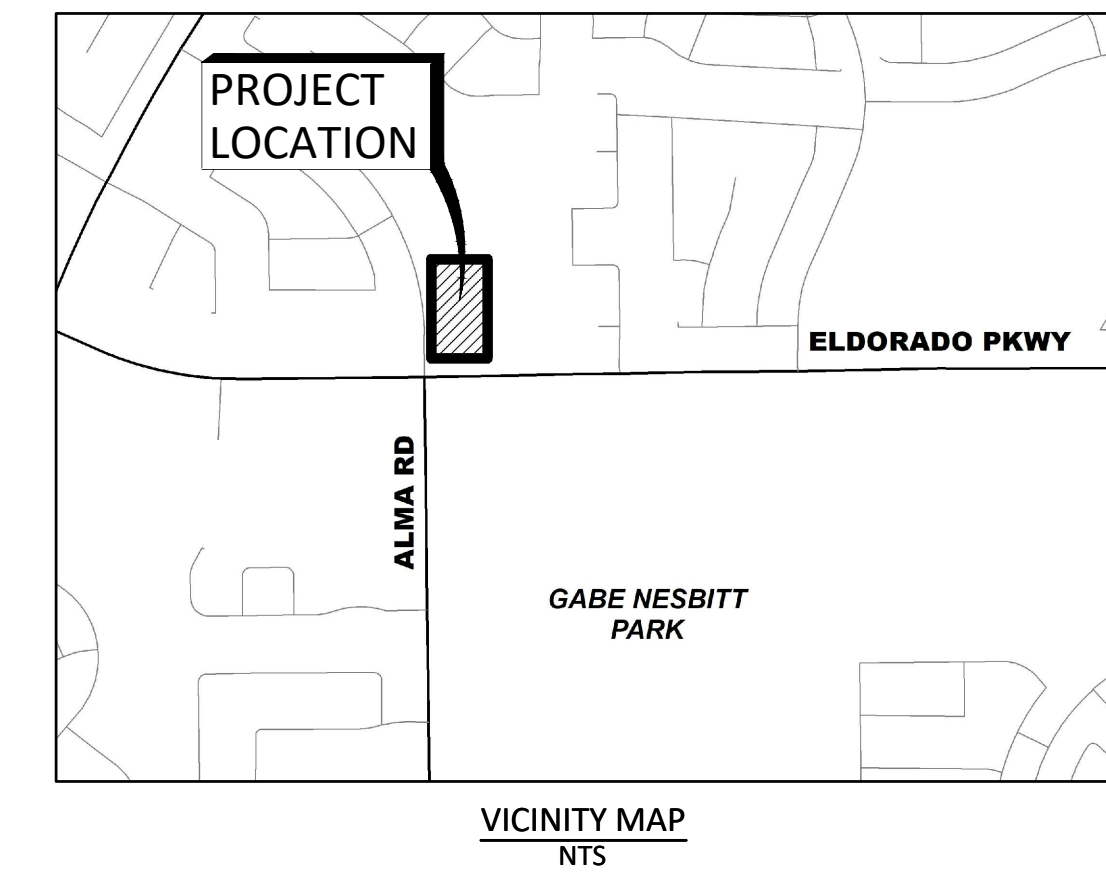
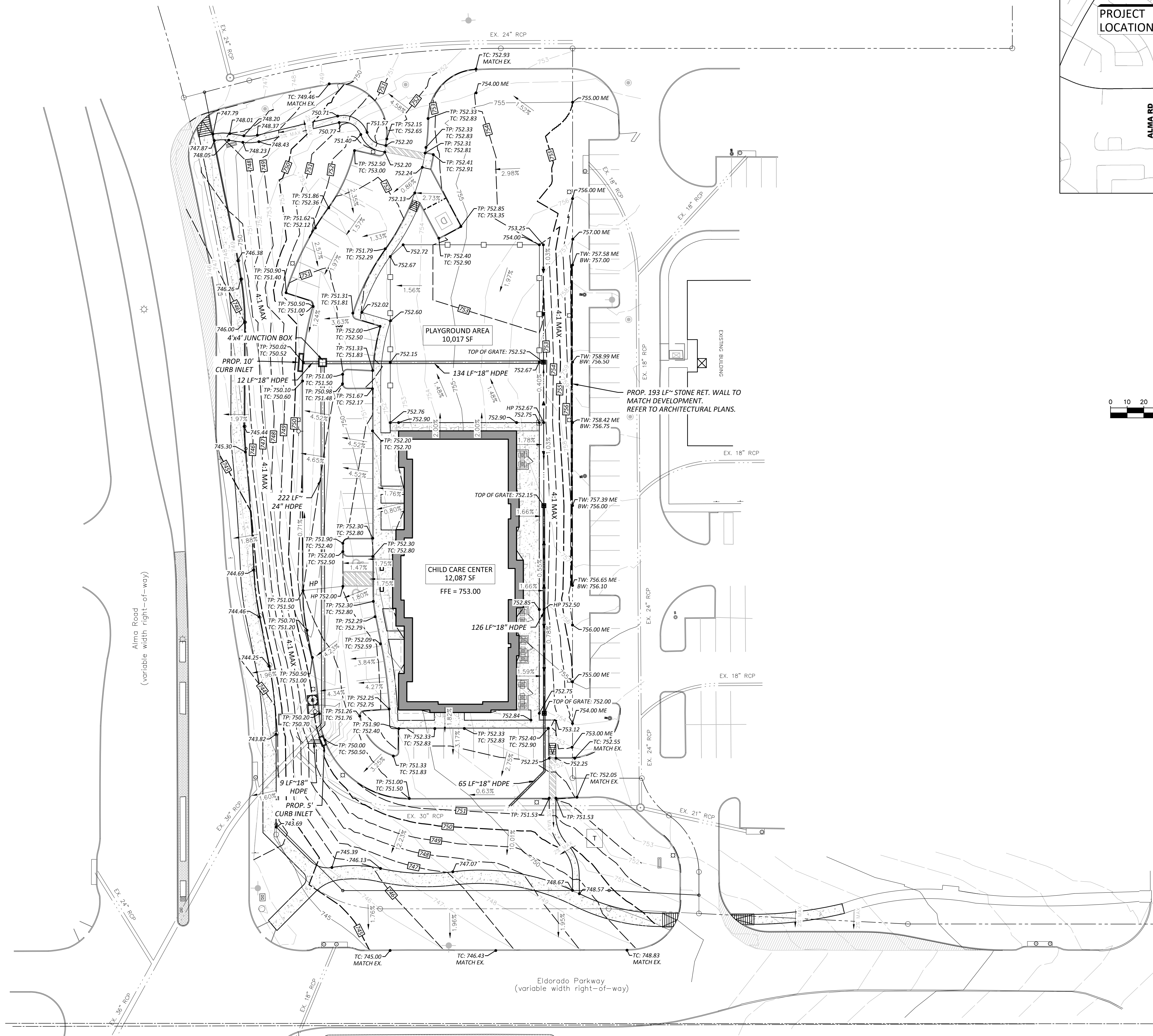


PROPOSED LEGEND



NOTES:

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- PLAYGROUND AREA SHALL BE GRADED TO HAVE A MAXIMUM SLOPE OF 1:50.
- PARKING AREA SHALL NOT EXCEED 1:20.



APP. REVISIONS

No.	Date	Description

OWNER
 BUCKLEY PROPERTIES, LLC
 5784 LAKE FOREST DRIVE,
 SUITE 275
 ATLANTA, GEORGIA 30328
 CONTACT: RICHARD BUCKLEY

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439
 608 W. Commerce Drive, Suite 600 - Plano, Texas 75044-9714-880-880

SCALE: AS SHOWN DESIGNED BY: VCS CHECKED BY: SCG DRAWN BY: ACH

DATE: JULY 02, 2019 JOB NO.: 14752-0002-00

INTERIM REVIEW
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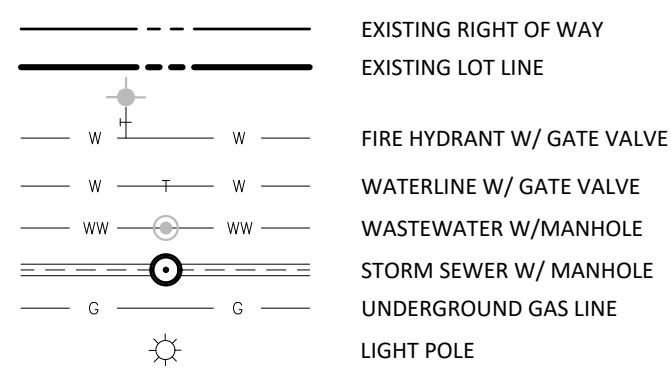
Engineer: VINCENT C. STANKO
 P.E. Serial No.: 128428
 Date: JULY 02, 2019

CITY OF MCKINNEY
 PARCEL 905 ADDITION, LOT R, BLOCK A
DAY CARE CENTER

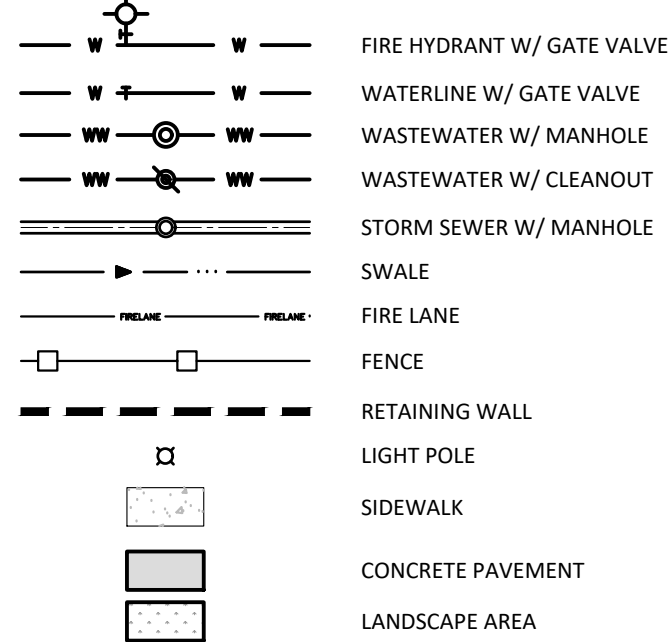
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NO. **2** OF 3

EXISTING LEGEND



PROPOSED LEGEND

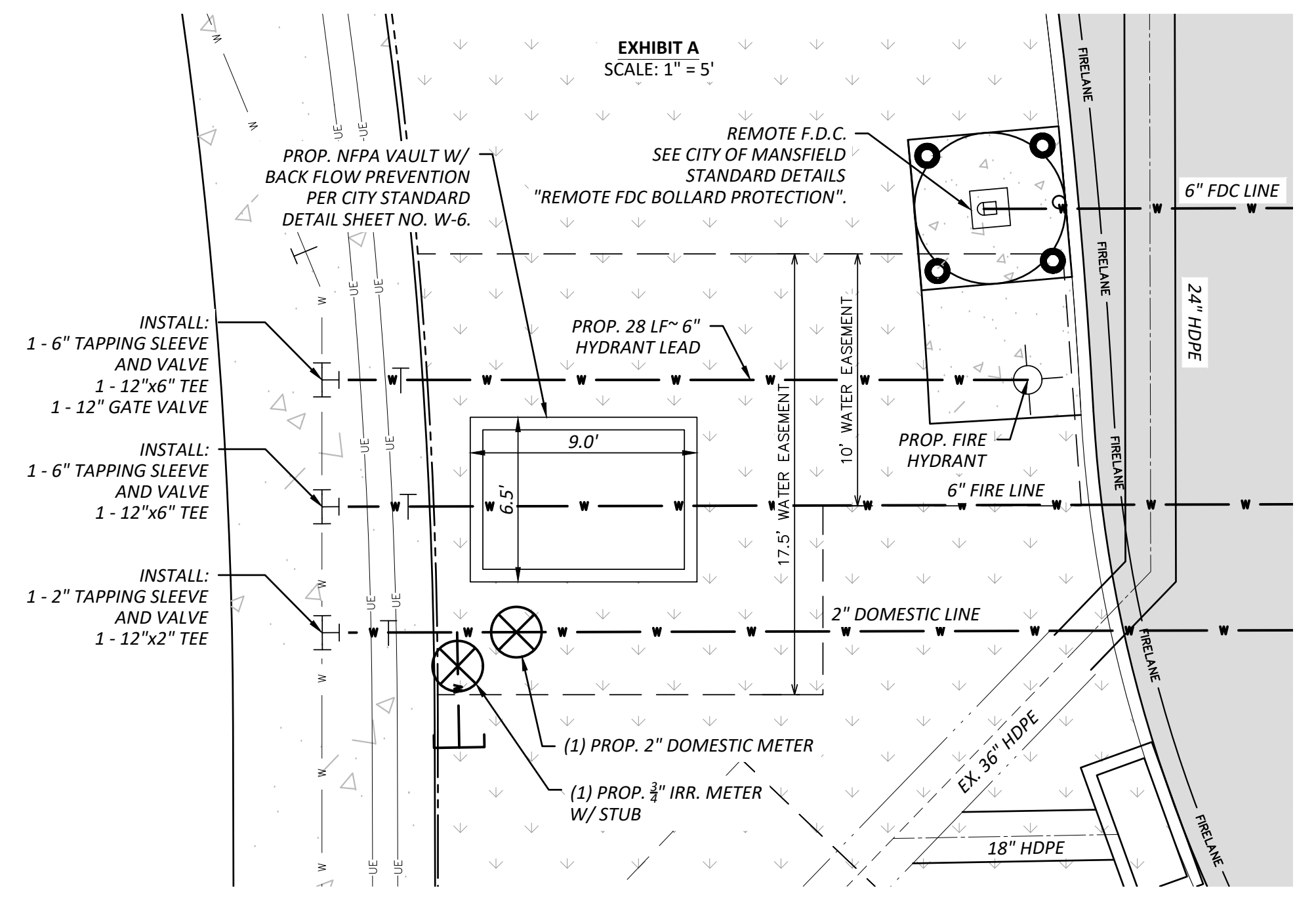
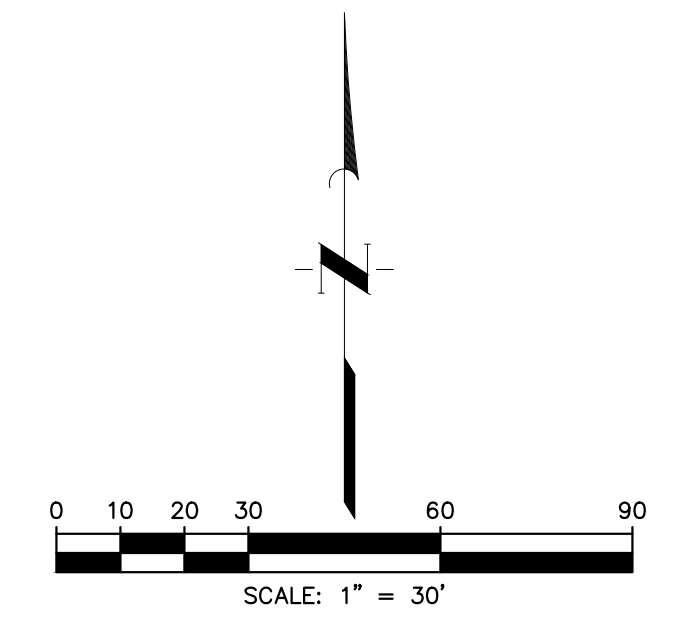
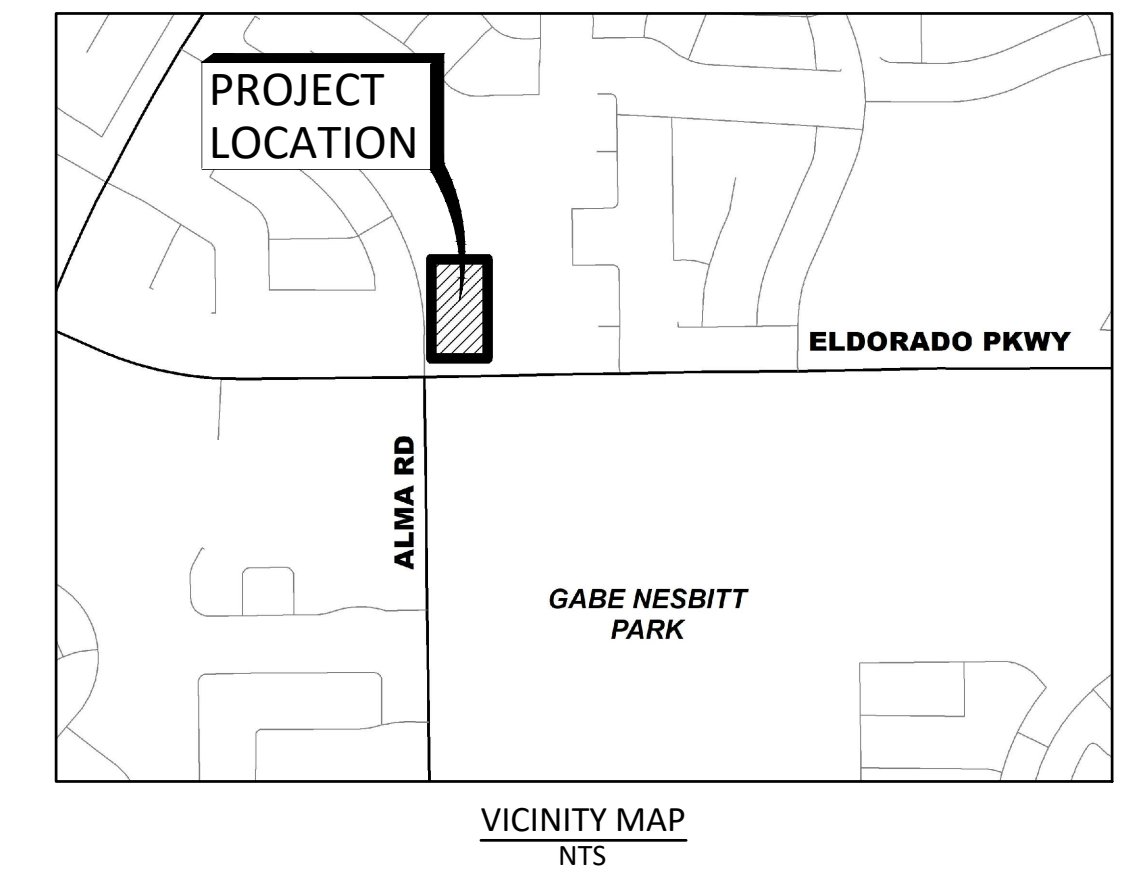
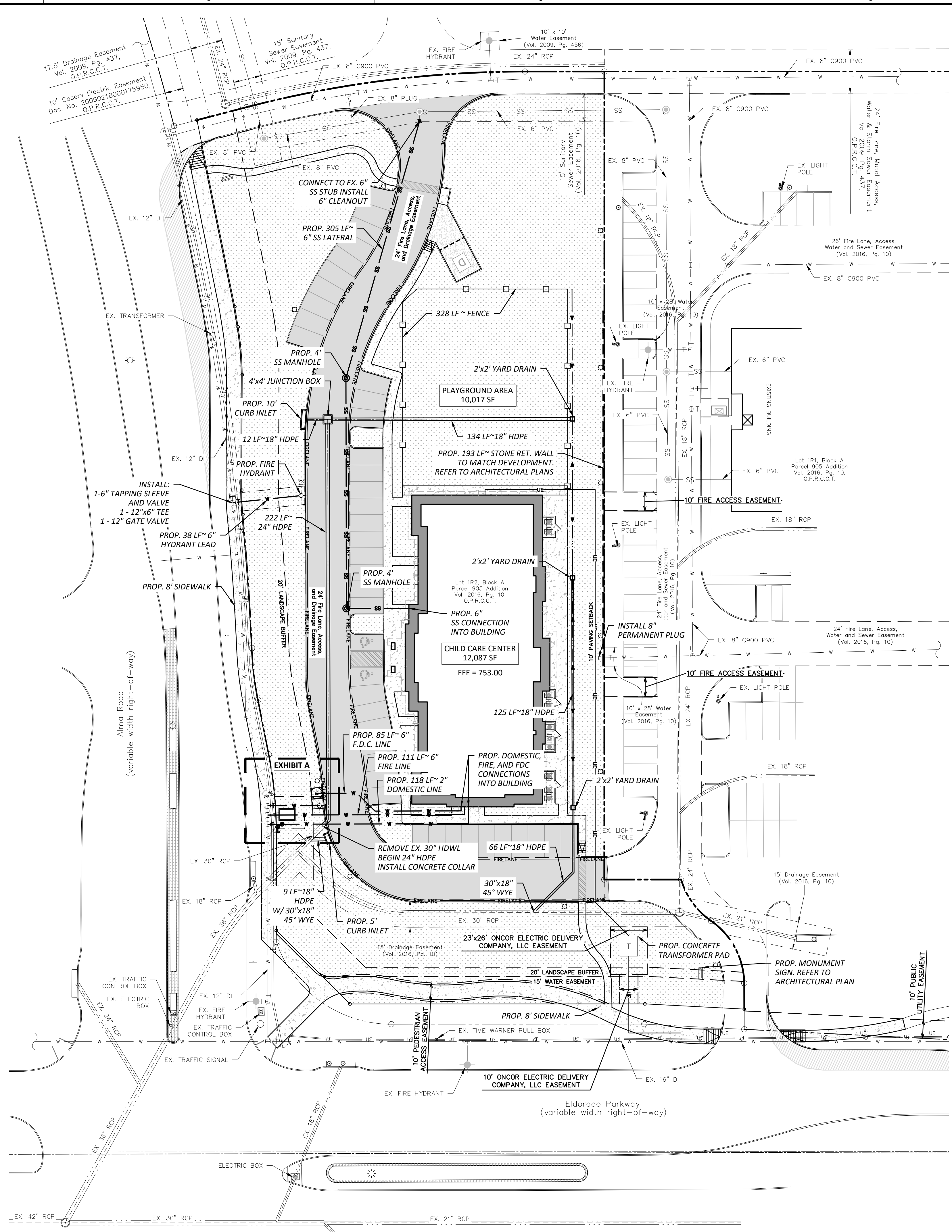


NOTES:

1. ALL WATER LINES TO BE PVC, AWWA C-900, DR-18.
2. ALL SANITARY SEWER PIPE TO BE PVC, ASTM D-3034, SDR-26.

REMOTE FDC NOTES:

1. FDC SHALL BE PROTECTED BY BOLLARDS. SEE REMOTE FDC BOLLARD DETAIL FOR SPECIFICATIONS.
2. FDC SHALL BE LOCATED A MINIMUM OF 3 FT. FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
3. FDC SHALL BE LOCATED 7 FT. FROM THE CENTER OF THE FIRE HYDRANT AND ADJACENT TO IT.
4. FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.



APP. REVISIONS

No.	Date

OWNER
BUCKLEY PROPERTIES, LLC
5784 LAKE FOREST DRIVE,
SUITE 275
ATLANTA, GEORGIA 30328
CONTACT: RICHARD BUCKLEY

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
608 Wilshire Drive, Suite 600 - Plano, Texas 75044 - 972-460-3800

DESIGNED BY: VCS
CHECKED BY: SCG
DRAWN BY: ACH

SCALE: AS SHOWN
DATE: JULY 02, 2019
JOB NO.: 14752-0002-00

INTERIM REVIEW
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Engineer: VINCENT C. STANKO
P.E. Serial No.: 128428
Date: JULY 02, 2019

CITY OF MCKINNEY
PARCEL 905 ADDITION, LOT R, BLOCK A
DAY CARE CENTER

PRELIMINARY UTILITY PLAN

SHEET NO. **3** OF 3