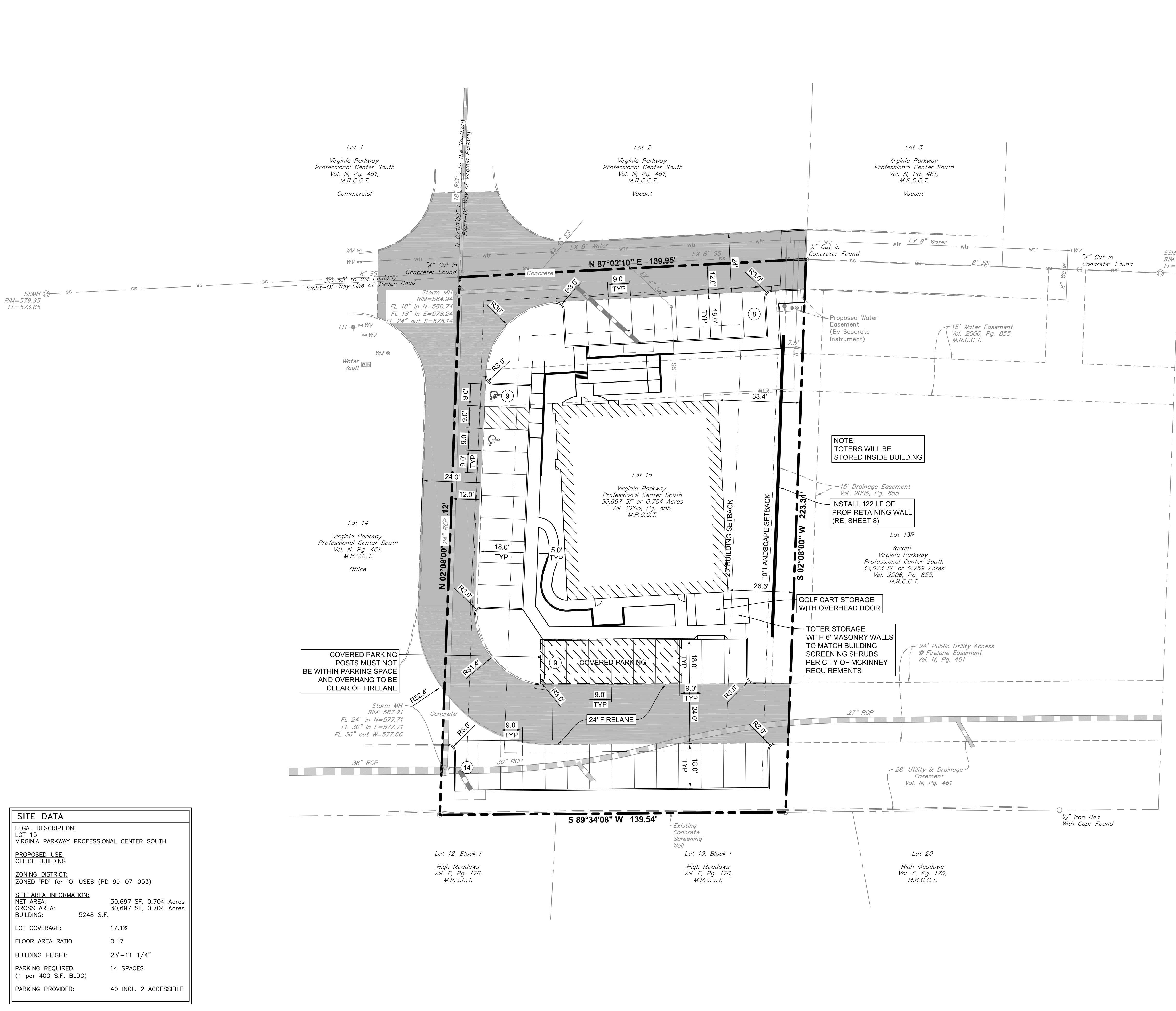
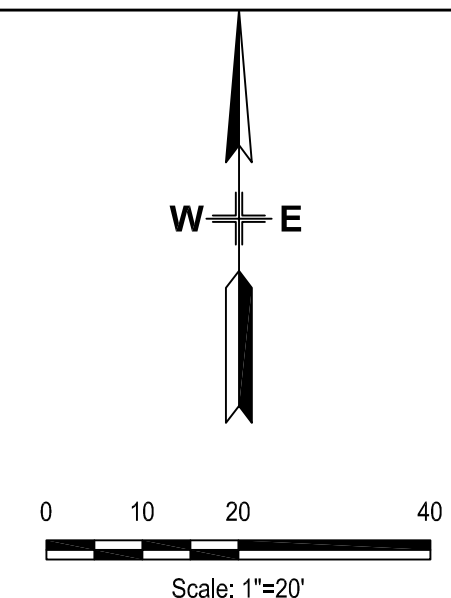


FILE LOCATION: \\WISSY-PC\Public\Cher Projects\Plz\15 - McKinney\Mckinney Office-Eng\Map SANED: 4/29/2013 9:49 AM PLOTTED: 4/29/2013 10:41 AM



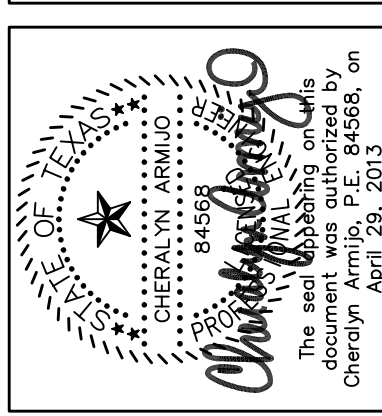
SITE DATA	
LEGAL DESCRIPTION:	
LOT 15	
VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH	
PROPOSED USE:	
OFFICE BUILDING	
ZONING DISTRICT:	
ZONED 'PD' for 'O' USES (PD 99-07-053)	
SITE AREA INFORMATION:	
NET AREA:	30,697 SF, 0.704 Acres
GROSS AREA:	30,697 SF, 0.704 Acres
BUILDING:	5248 S.F.
LOT COVERAGE:	17.1%
FLOOR AREA RATIO:	0.17
BUILDING HEIGHT:	23'-11 1/4"
PARKING REQUIRED:	14 SPACES (1 per 400 S.F. BLDG)
PARKING PROVIDED:	40 INCL. 2 ACCESSIBLE

- ### GENERAL SITE NOTES
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF MCKINNEY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF MCKINNEY SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF MCKINNEY ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF MCKINNEY REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE NEW BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE NEW LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF MCKINNEY STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - MECHANICAL, 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.



SITE LEGEND	
WTR	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
+	PROPOSED TOP OF CURB & GUTTER
+	PROPOSED FIRE HYDRANT
+	PROPOSED WATER VALVE
+	PROPOSED WATER METER
+	PROPOSED SANITARY SEWER CLEANOUT
wtr	EXISTING WATER
ss	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
+	EXISTING TOP OF CURB & GUTTER
+	EXISTING FIRE HYDRANT
+	EXISTING WATER VALVE
+	EXISTING WATER METER
+	EXISTING WATER VAULT
+	EXISTING SANITARY SEWER MANHOLE
+	EXISTING STORM SEWER MANHOLE
---	FIRELANE

GLENN ENGINEERING
 TEXAS REGISTRATION NUMBER: F-303
 PHONE (972) 752-5151
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062
 FAX (972) 772-2776



OFFICE BUILDING
 MCKINNEY, TX

SITE PLAN

Revisions:	

Issue Dates:	
Review:	
Permit:	
Construction:	

Scale: 1" = 20'
 Drawn By: KKE
 Checked By: CMA
 Project No: 12-663100

Sheet 5
 of 12

RECEIVED
 By Kathy Wright at 2:48 pm, Apr 29, 2013