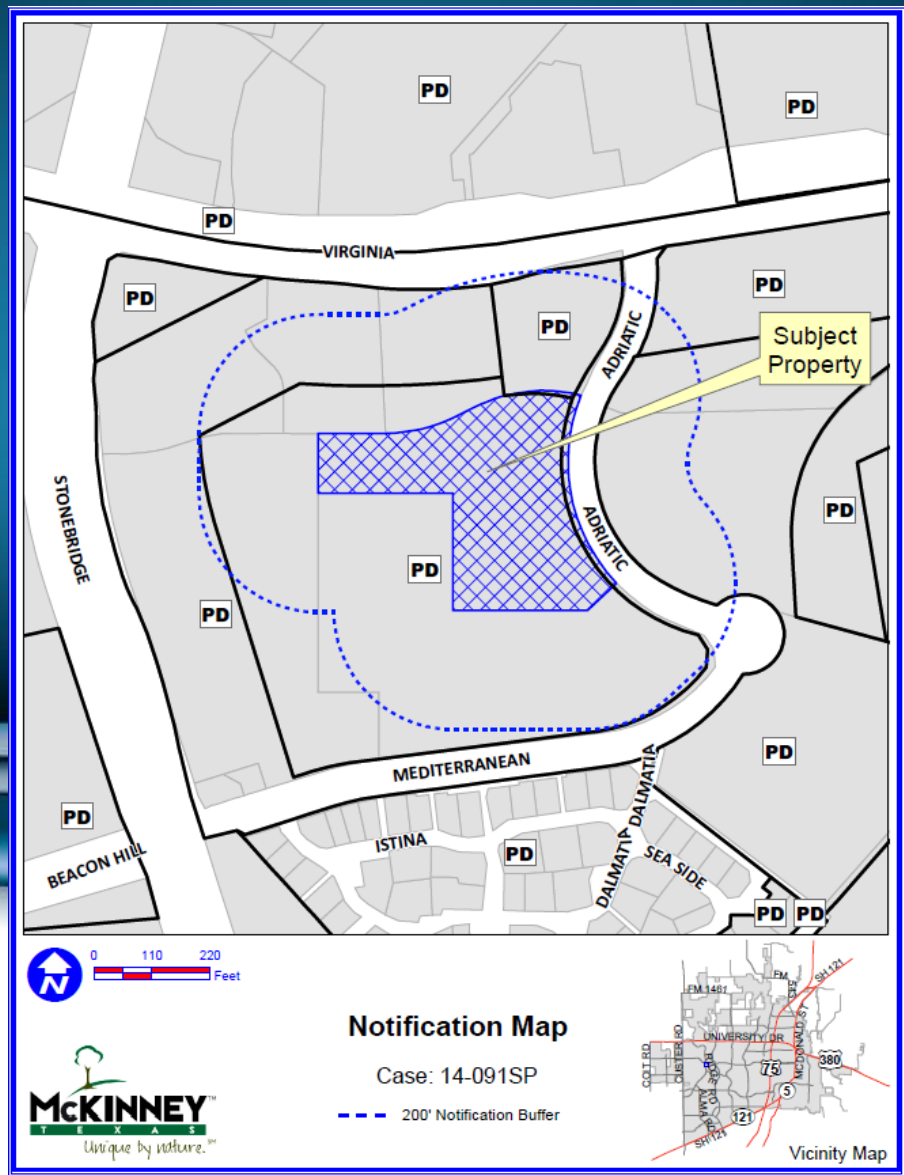


Case No. 14-091SP

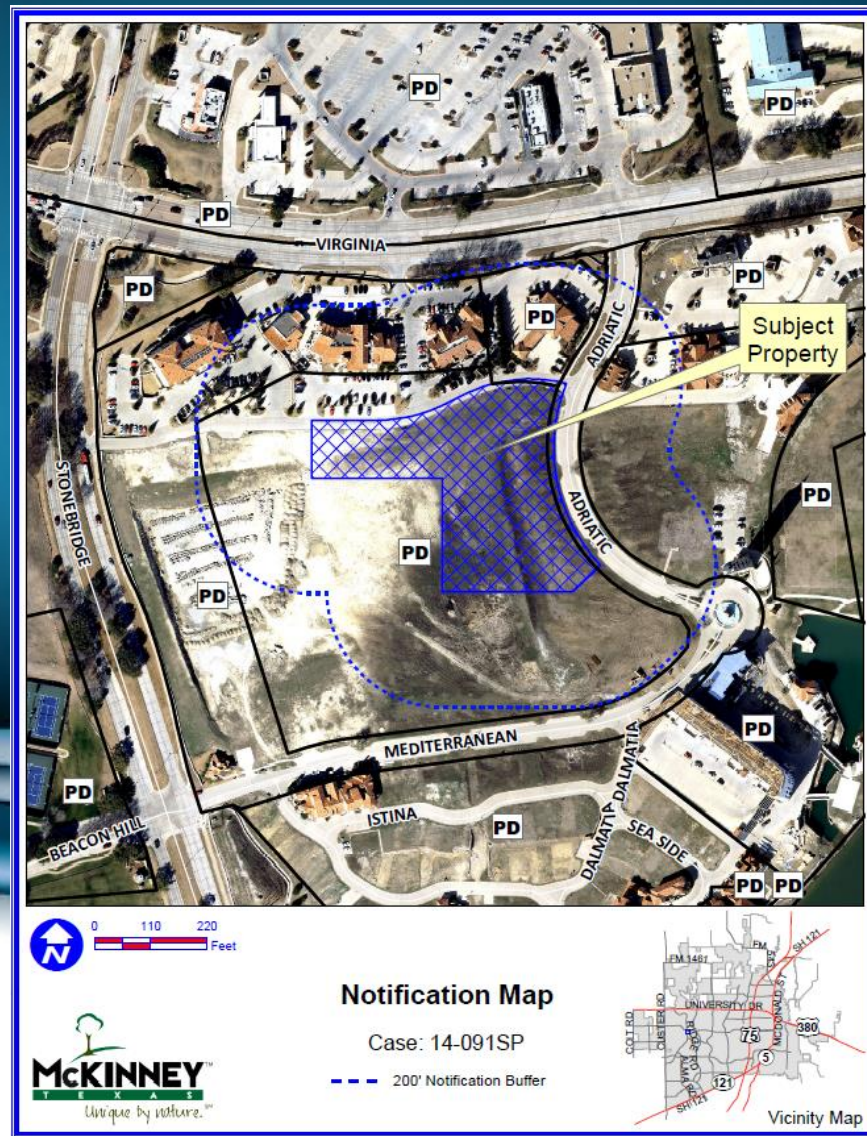
Adriatica MedPark II



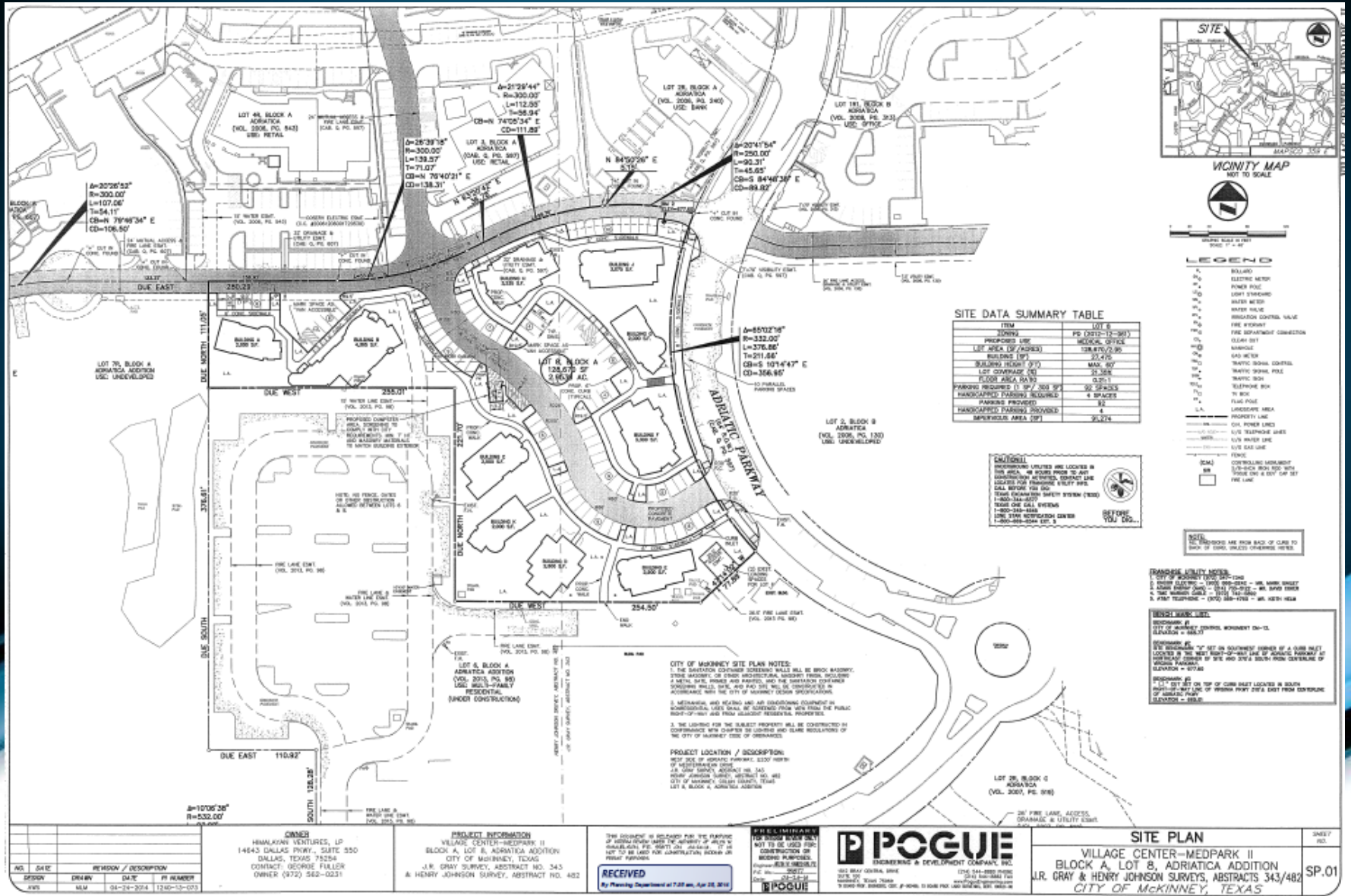
Location Map



Aerial Exhibit



Proposed Site Plan



SITE DATA SUMMARY TABLE

ITEM	LOT #
OWNER	PD (2013-12-20)
PROPOSED USE	BLOCK A, LOT 8
LOT AREA (SQ. FEET)	138,870 (7.36)
RESIDENTS (TYP)	37,476
BUILDING HEIGHT (FT)	MAX. 60'
LOT COVERAGE (%)	30.34%
PIZZA AREA (SQ. FT)	0.0%
PARKING REQUIRED (1 SP. / 300 SQ. FT.)	32 SPACES
HANDICAPPED PARKING (REQUIRED)	4 SPACES
HANDICAPPED PARKING PROVIDED	4
RECREATION AREA (TYP)	0.0%

CAUTION:
 UNDESIGNED UTILITIES ARE LOCATED IN THIS AREA. WE ADVISE YOU TO OBTAIN INFORMATION BY CONTACTING LOCAL UTILITY PROVIDERS. CONTACT LOCAL UTILITY PROVIDERS FOR EXACT LOCATION OF UTILITIES. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 STATE OF TEXAS
 PUBLIC UTILITY REGULATION
 REGIONS ONE CALL SYSTEM
 1-800-995-5888
 1-800-995-5888 EXT. 5

CITY OF MCKINNEY SITE PLAN NOTES:
 1. THE SHEDDING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY. THREE (3) BATTERIES OF THREE (3) METERS EACH, SPACING FROM BUILDING TO BUILDING. THE BATTERIES SHALL BE BRICK BATTERY. THE SCREENING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY. THE SCREENING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY.
 2. METALLIC AND HEAVY AND AIR CONDITIONING EQUIPMENT IN RESIDENTIAL USE SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONTROLLED BY CONTINUOUS MONITORING TO MINIMIZE AND ELIMINATE POLLUTION OF THE CITY OF MCKINNEY SIDE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
 1. THE SHEDDING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY. THREE (3) BATTERIES OF THREE (3) METERS EACH, SPACING FROM BUILDING TO BUILDING. THE BATTERIES SHALL BE BRICK BATTERY. THE SCREENING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY. THE SCREENING CONTAINER SCREENING WALLS SHALL BE BRICK BATTERY.
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 3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONTROLLED BY CONTINUOUS MONITORING TO MINIMIZE AND ELIMINATE POLLUTION OF THE CITY OF MCKINNEY SIDE OF ORDINANCES.



LEGEND

○	BOLLARD
⊕	ELECTRIC METOP
⊕	POWER POLE
⊕	LIGHT FIXTURE
⊕	WATER METOP
⊕	IRRIGATION CONTROL VALVE
⊕	FIRE SEPARATION CONNECTION
⊕	CLEAR SIGN
⊕	TRAFFIC SIGNAL CONTROL
⊕	LAND MARK
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGN
⊕	TELEPHONE BOX
⊕	TO SIGN
⊕	FLUO POLE
⊕	LANDSCAPE AREA
⊕	PROPERTY LINE
⊕	CH. POWER LINES
⊕	L/S. TELEPHONE LINES
⊕	L/S. WATER LINES
⊕	L/S. GAS LINES
⊕	FENCE
⊕	CONTROLLING MONUMENT
⊕	EXISTING WALL OR SIGN
⊕	EXIST. CH. & TYP. OF SET
⊕	FIRE LINE

NOTES:
 1. ALL UTILITIES SHALL BE LOCATED IN SOUTH PART OF LOT 8, EAST FROM EXISTING DUE EAST.
 2. ALL UTILITIES SHALL BE LOCATED IN SOUTH PART OF LOT 8, EAST FROM EXISTING DUE EAST.
 3. ALL UTILITIES SHALL BE LOCATED IN SOUTH PART OF LOT 8, EAST FROM EXISTING DUE EAST.

NO.	DATE	REVISION / DESCRIPTION
001	04-24-2014	12:00-12:00

OWNER:
 HEMALKING VENTURES, LP
 14643 DALLAS HWY., SUITE 550
 DALLAS, TEXAS 75254
 CONTACT: GEORGE FALKER
 OWNER (972) 562-0251

PROJECT INFORMATION:
 VILLAGE CENTER-MEDPARK II
 BLOCK A, LOT 8, ADRIATICA ADDITION
 CITY OF MCKINNEY, TEXAS
 J.R. GRAY SURVEY, ABSTRACT NO. 343
 & HENRY JOHNSON SURVEY, ABSTRACT NO. 482

RECEIVED
 By Planning Department at 7:50 am, Apr 28, 2014

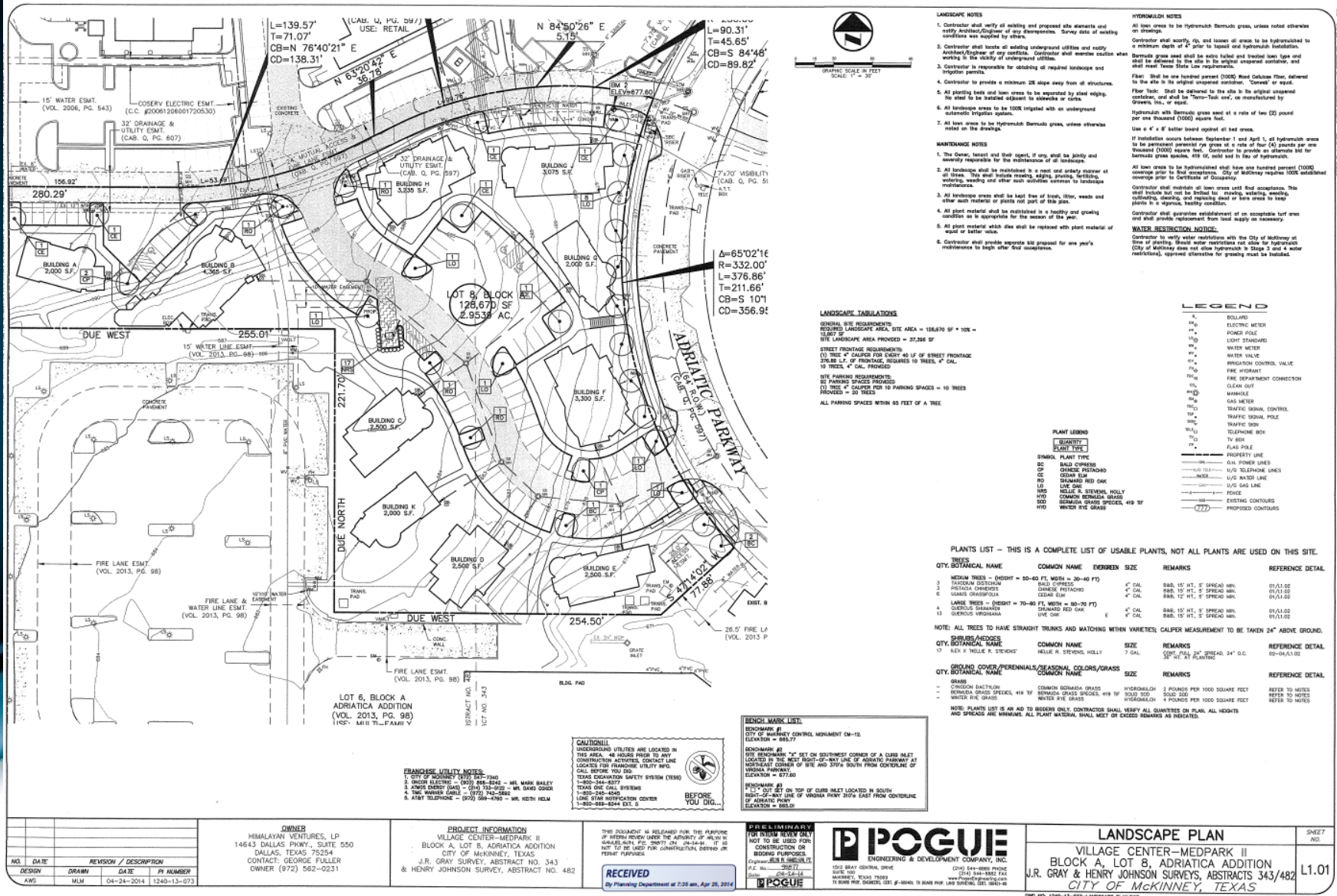
PRELIMINARY:
 THIS SITE PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 P. POOGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.



SITE PLAN
 VILLAGE CENTER-MEDPARK II
 BLOCK A, LOT 8, ADRIATICA ADDITION
 J.R. GRAY & HENRY JOHNSON SURVEYS, ABSTRACTS 343/482
 CITY OF MCKINNEY, TEXAS

SHEET
 SP.01

Proposed Landscape Plan



L=139.57'
T=71.07'
CB=N 76°40'21" E
CD=138.31'

(CAB. 0, PG. 09/1)
USE: RETAIL

N 84°50'26" E
5.15'

N 83°20'42" E
36.78'

L=90.31'
T=45.65'
CB=S 84°48'
CD=89.82'

OSERY ELECTRIC ESMT. (C.C. 6008(1286)1720330)

33' DRAINAGE & UTILITY ESMT. (CAB. 0, PG. 60/7)

32' DRAINAGE & UTILITY ESMT. (CAB. 0, PG. 60/7)

32' DRAINAGE & UTILITY ESMT. (CAB. 0, PG. 60/7)

BUILDING A 2,000 S.F.

BUILDING B 4,300 S.F.

BUILDING C 2,500 S.F.

BUILDING D 2,000 S.F.

BUILDING E 2,000 S.F.

BUILDING F 3,300 S.F.

BUILDING G 2,000 S.F.

BUILDING H 3,300 S.F.

BUILDING I 2,000 S.F.

BUILDING J 2,000 S.F.

BUILDING K 2,000 S.F.

LOT 6, BLOCK A ADRIATICA ADDITION (VOL. 2013, PG. 98) 180'x 243'

LOT 7, BLOCK A ADRIATICA ADDITION (VOL. 2013, PG. 98) 180'x 243'

ADRIATICA PARKWAY

7'x20' VISIBILITY TRIANGLE

255.01'

254.50'

255.01'

254.50'

255.01'

254.50'

255.01'

254.50'

255.01'

254.50'

FRANCHISE UTILITY NOTES:

1. CITY OF MCKINNEY (952) 582-7540
2. ORION ELECTRIC (972) 848-2242 - MG. MARK BALEN
3. ENVIRO ENERGY (972) 705-2822 - MR. DAVID DORR
4. THE WARMER BROS (972) 742-2882
5. AT&T TELEPHONE (972) 589-1700 - MR. HEATH WELSH

OWNER
HIMALAYAN VENTURES, LP
14643 DALLAS PKWY., SUITE 550
DALLAS, TEXAS 75254
CONTACT: GEORGE FULLER
OWNER (972) 562-0231

PROJECT INFORMATION
VILLAGE CENTER-MEDPARK II
BLOCK A, LOT 6, ADRIATICA ADDITION
CITY OF MCKINNEY, TEXAS
J.R. GRAY SURVEY, ABSTRACT NO. 343
& HENRY JOHNSON SURVEY, ABSTRACT NO. 482

NO.	DATE	REVISION / DESCRIPTION
DESIGN	MLM	04-24-2014 1240-13-073
DRAWN	MLM	04-24-2014 1240-13-073

LANDSCAPE NOTES:

1. Contractor shall verify all existing and proposed site elements and notify Architect/Engineer of any discrepancies. Survey data of existing conditions are supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect/Engineer of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 28 slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging, the steel to be buried adjacent to sidewalks or drives.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system.
7. All lawn areas to be the hybrid Bermuda grass, unless otherwise noted on the drawings.

MAINTENANCE NOTES:

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping.
2. All landscaping shall be maintained in a neat and orderly manner at all times. This includes watering, weeding and other such routine maintenance to landscaping.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better quality.
6. Contractor shall provide separate bid proposals for one year's maintenance to begin 60 days upon completion.

LANDSCAPE TABULATIONS

GENERAL SITE REQUIREMENTS:

- PROPOSED LANDSCAPE AREA SITE AREA = 158,670 SF ± 10% - SITE LANDSCAPE AREA PROVIDED = 37,386 SF

STREET FRONTAGE REQUIREMENTS:

- (1) TREE 4" CALIPER FOR EVERY 40 LF OF STREET FRONTAGE
- 30.92 LF OF FRONTAGE, REQUIRES 10 TREES, 4" CAL. IS TREES, 4" CAL., PRUNED

SITE PARKING REQUIREMENTS:

- (1) TREE 4" CALIPER PER 10 PARKING SPACES = 10 TREES
- (2) TREE 4" CALIPER PER 10 PARKING SPACES = 10 TREES

ALL PARKING SPACES WITHIN 45 FEET OF A TREE

BENCH MARK LIST:

BENCHMARK #1
CITY OF MCKINNEY CONTROL MONUMENT CN-15
ELEVATION = 985.77'

BENCHMARK #2
TOP BENCHMARK "X" SET ON SOUTHWEST CORNER OF A CLASS INLET LOCATED IN THE WEST RIGHT-OF-WAY LINE OF ADRIATICA PARKWAY AT VERTICAL CURVE POINT OF SITE AND 370' ± SOUTH FROM CONTROLELINE OF ELEVATION = 972.00'

BENCHMARK #3
"T" CUT SET ON TOP OF CURB INLET LOCATED IN SOUTH RIGHT-OF-WAY LINE OF WINDA POINT STREET LASTED FROM CONTROLELINE OF ADRIATICA PARKWAY
ELEVATION = 858.01'

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATED FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG. CALL BEFORE YOU DIG.

BEFORE YOU DIG!!!

RECEIVED
By Planning Department at 7:35 am, Apr 28, 2014

PERMIT INFORMATION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR CONSTRUCTION BEYOND AS PERMITTED PURPOSES.
FOR FULLER INFORMATION
CONTACT: JEFF SHERIDAN
P.E. NO. 110271
1-800-782-6845
www.pogoie.com

POGOIE
ENGINEERING & DEVELOPMENT COMPANY, INC.
102 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
P. O. BOX 180808, DALLAS, TEXAS 75218
(972) 544-8886 PHONE
(972) 544-8888 FAX
www.pogoie.com
P. O. BOX 180808, DALLAS, TEXAS 75218
1-800-782-6845 FAX

HYDRONORM NOTES:
All lawn areas to be the hybrid Bermuda grass, unless noted otherwise on drawings.
Contractor shall verify, by, and locate all areas to be hydroirrigated in a minimum depth of 4" prior to install all hydroirrigation equipment.
Bermuda grass seed shall be extra labeled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
Flour: Must be one hundred percent 100% Soft Calcium Flour, referred to as 100% unbleached "Cake" or "Super" flour.
Flour Type: Must be delivered to the site in its original unopened container, and shall be "Super-Task" class, as manufactured by Unimol, Inc., or equal.
Hydroirrigate with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.
Use a 4" # 8 better band against all bed areas.
If installation occurs between September 1 and April 1, all hydroirrigation areas to be germinated between 7/28 and 9/28 at a rate of four (4) pounds per one thousand (1000) square feet. Contractor to provide an alternate bid for Bermuda grass species, 419 lb, sold in 5 lb. of tubers.
All lawn areas to be hydroirrigated shall have one hundred percent (100%) coverage prior to final acceptance. City of McKinney requires 500K established coverage prior to Certificate of Occupancy.
Contractor shall maintain all lawn areas that are hydroirrigated. This shall include but not be limited to watering, weeding, mowing, fertilizing, edging, and keeping and/or lawn care to meet and/or exceed the City of McKinney, Texas (a water restriction), approved alternative for grasses must be included.
Contractor shall guarantee establishment of an acceptable turf lawn and avoid replacement from hard tárgy on homework.

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDOFF
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- TV BOX
- GLASS POLE
- INDUSTY LINE
- BOND CROSSING
- CAST IRON FLESHING
- CEDAR SWIM
- CEDAR RED GAK
- LIVE OAK
- LIVE OAK, BERMUDA HOLLY
- COMMON BERMUDA GRASS
- BERMUDA GRASS SPECIES, 419 LB
- HYD
- WINTER RYE GRASS
- DIA. POWER LINES
- 1/8" TELEPHONE LINES
- 1/2" GAS LINE
- 1/2" GAS LINC
- ROAD
- EXISTING CONTOURS
- PROPOSED CONTOURS

PLANT LIST - THIS IS A COMPLETE LIST OF USABLE PLANTS, NOT ALL PLANTS ARE USED ON THIS SITE.

QTY.	BOTANICAL NAME	COMMON NAME	BLOSSOM	REMARKS	REFERENCE DETAIL
3	MICHUX TREES - (QTY 3) - 50-40 FT. WIDTH - 30-40 FT. WIDTH	RED CEDAR		4" CAL. 848, 10' HT., 3" SPREAD MIN.	01A1.02
3	TAXODIA DISTICHIA PRINCEA PRINCEA	RED CEDAR DIERSIE PETITICO		4" CAL. 848, 10' HT., 3" SPREAD MIN.	01A1.02
6	QUERCUS GRANIFLORA	CEDEAR HAW		4" CAL. 848, 12' HT., 3" SPREAD MIN.	01A1.02
13	QUERCUS SPINOSA	SPINARDED RED GAK		4" CAL. 848, 10' HT., 3" SPREAD MIN.	01A1.02
13	QUERCUS SPINOSA	SPINARDED RED GAK		4" CAL. 848, 10' HT., 3" SPREAD MIN.	01A1.02

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITH VARIETIES. CALIPER MEASUREMENT TO BE TAKEN 24" ABOVE GROUND.

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
1	HELIOSCYPERUS 'SPRINGWAVE'	MELISSA R. SPRINGWAVE	7 GAL.	24" SPREAD, 24" O.C.	09-06A1.02

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
1	HELIOSCYPERUS 'SPRINGWAVE'	MELISSA R. SPRINGWAVE	7 GAL.	24" SPREAD, 24" O.C.	09-06A1.02

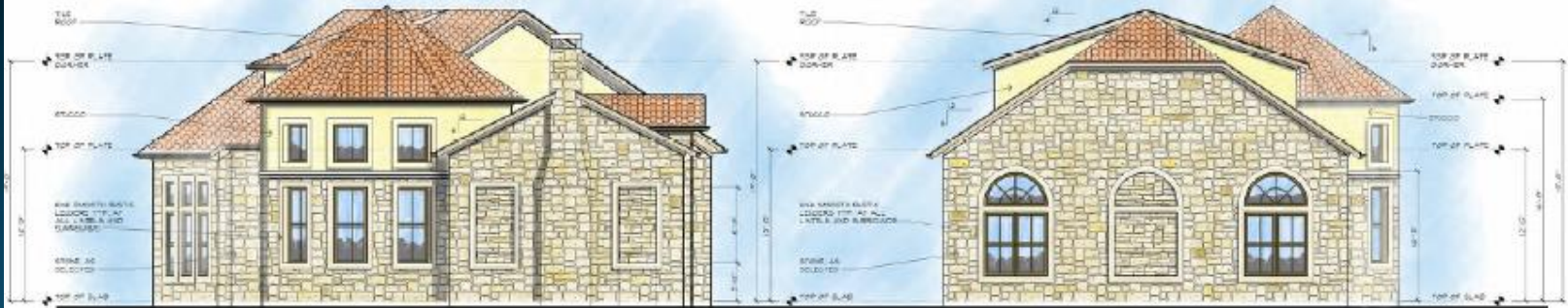
NOTE: PLANTS LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS AS INDICATED.

LANDSCAPE PLAN

VILLAGE CENTER-MEDPARK II
BLOCK A, LOT 6, ADRIATICA ADDITION
J.R. GRAY & HENRY JOHNSON SURVEYS, ABSTRACTS 343/482
CITY OF MCKINNEY, TEXAS

SHEET NO. L1.01

Proposed General Elevations

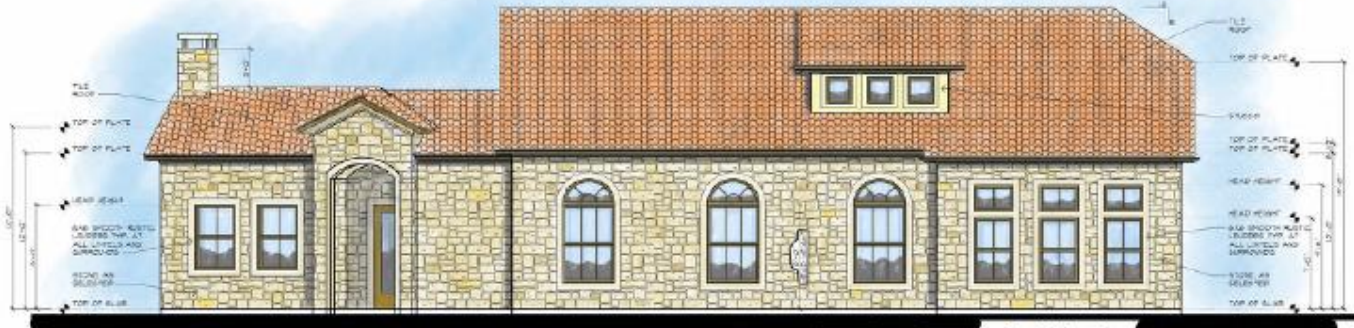


04 West Elevation
SCALE: 1/4" = 1'-0"

03 East Elevation
SCALE: 1/4" = 1'-0"



02 North Elevation
SCALE: 1/4" = 1'-0"



01 South Elevation
SCALE: 1/4" = 1'-0"