

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S01D06°30"E	110.56'
L2	N64D04°57"E	14.22'
L3	S66D41°45"E	200.00'

~ CURVE TABLE ~

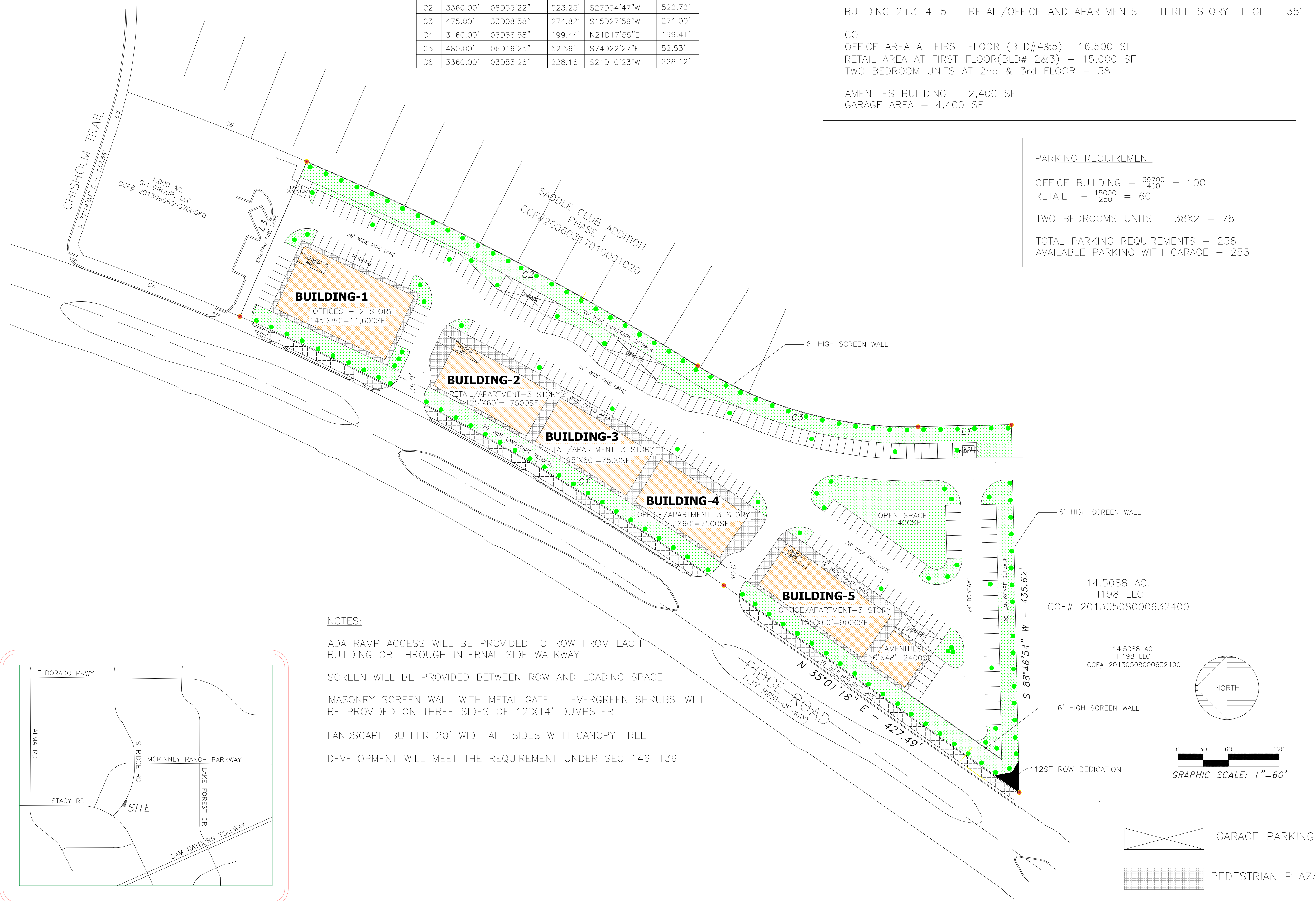
NO	RADIUS	DELTA	ARC	CHBRG	CHORD
C1	3160.00'	11D54°53"	657.13'	N29D03°51"E	655.95'
C2	3360.00'	08D55°22"	523.25'	S27D34°47"W	522.72'
C3	475.00'	33D08°58"	274.82'	S15D27°59"W	271.00'
C4	3160.00'	03D36°58"	199.44'	N21D17°55"E	199.41'
C5	480.00'	06D16°25"	52.56'	S74D22°27"E	52.53'
C6	3360.00'	03D53°26"	228.16'	S21D10°23"W	228.12'

TABULATION

TOTAL GROSS AREA - 5.33 ACRE - 232,174.80 SF
 PROPOSED BUILT UP AREA ON ALL FLOORS - 124,020SF
 FAR - 0.53
 BUILDING 1 - OFFICES - TWO STORY - HEIGHT - 25'
 AREA - 11,600 SF
 TOTAL AREA ON BOTH FLOORS - 23,200SF
 BUILDING 2+3+4+5 - RETAIL/OFFICE AND APARTMENTS - THREE STORY - HEIGHT - 35'
 CO
 OFFICE AREA AT FIRST FLOOR (BLD#4&5) - 16,500 SF
 RETAIL AREA AT FIRST FLOOR (BLD# 2&3) - 15,000 SF
 TWO BEDROOM UNITS AT 2nd & 3rd FLOOR - 38
 AMENITIES BUILDING - 2,400 SF
 GARAGE AREA - 4,400 SF

PARKING REQUIREMENT

OFFICE BUILDING - $\frac{39700}{400} = 100$
 RETAIL - $\frac{15000}{250} = 60$
 TWO BEDROOMS UNITS - $38 \times 2 = 78$
 TOTAL PARKING REQUIREMENTS - 238
 AVAILABLE PARKING WITH GARAGE - 253



C-1

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

DESIGNED BY	REVISIONS
ACHALA KAPOOR	
DATE - SEPTEMBER 19, 2017	DATE - OCTOBER 9, 2017
	DATE - OCTOBER 19, 2017
	DATE - NOVEMBER 07, 2017
	DATE - NOVEMBER 14, 2017
	DATE - NOVEMBER 27, 2017

CONCEPT PLAN INFORMATIONAL ONLY

**SITE ADDRESS:
 5.33 ACRE PARCEL
 SOUTH RIDGE ROAD - MCKINNEY TX**

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