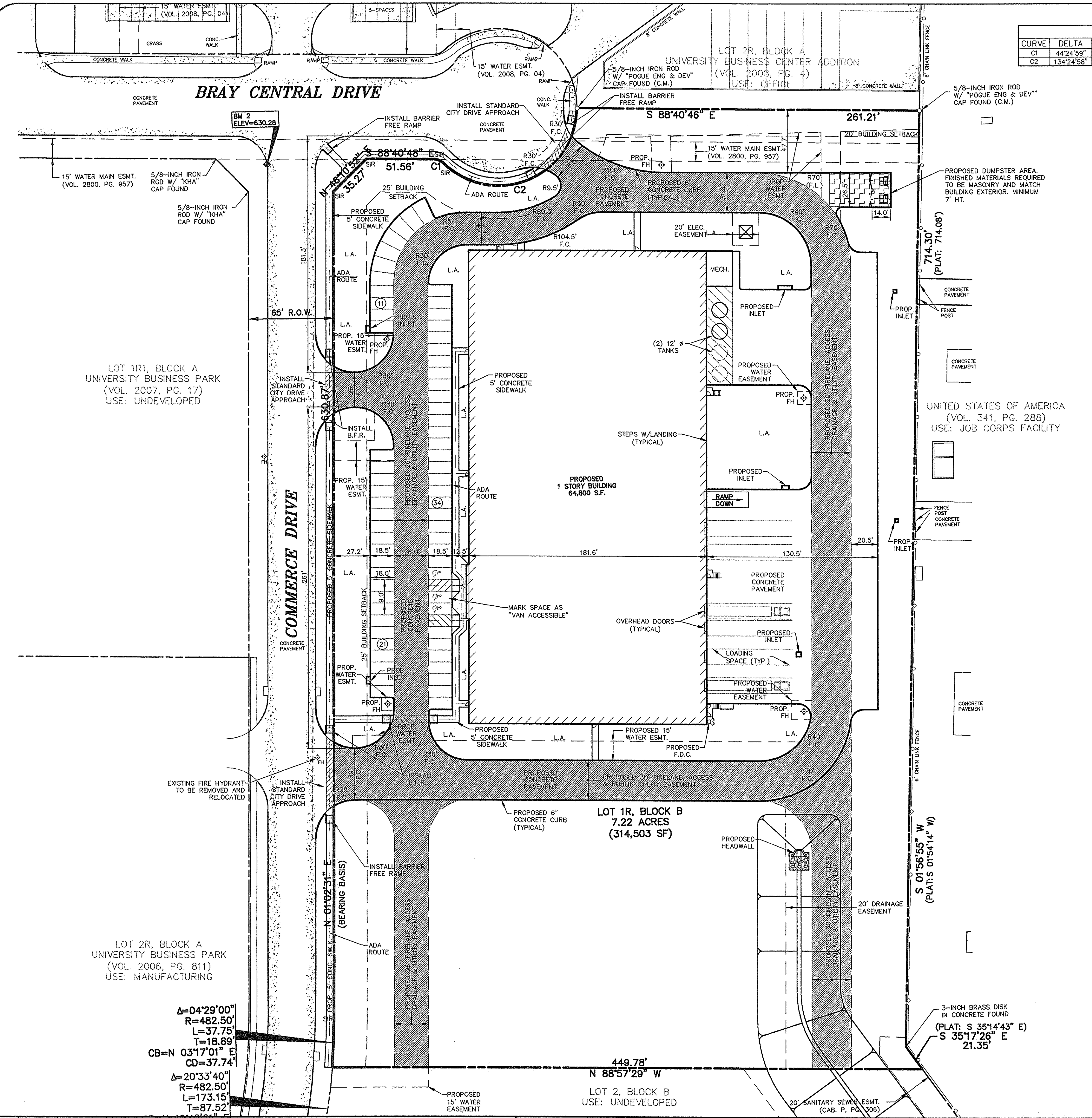
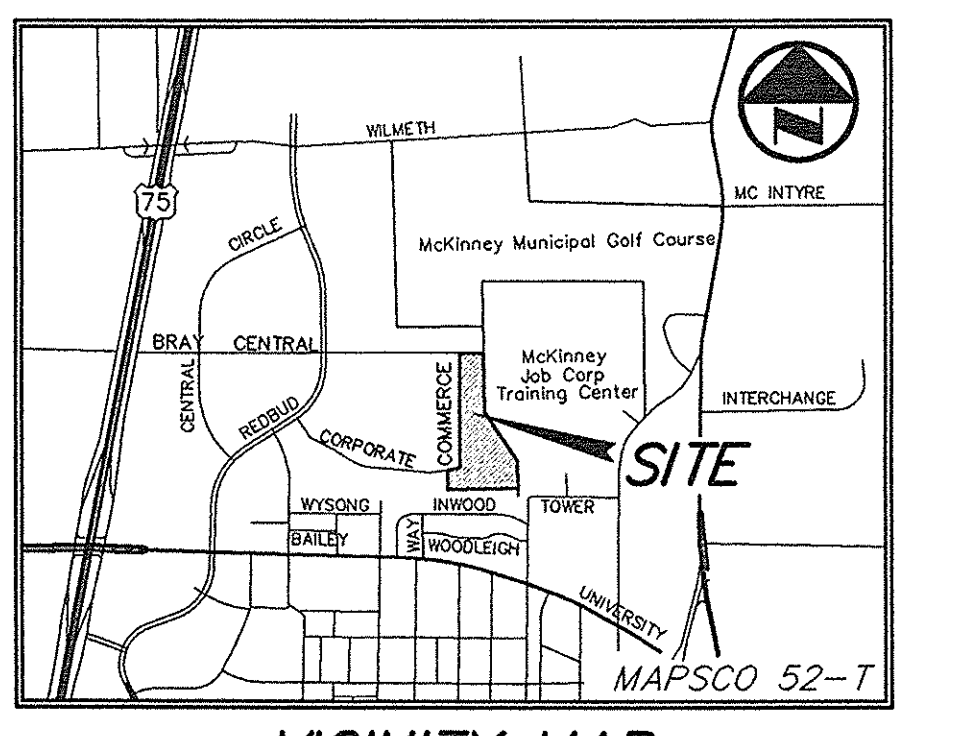


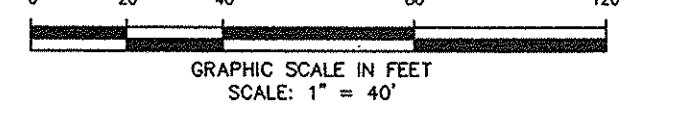
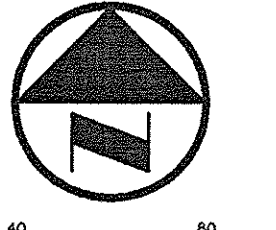
ASAMUELSON 03/03/2014 - 3:35PM N:\V080\1300-1369\1342-13-047-STAT LAB DWG (VOL. 2008, PG. 04) SITE PLAN.DWG THE ENGINEERING DESIGN, DETAIL AND DIMENSIONING DRAWINGS FOR THIS PROJECT AND/OR FOR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2014. ALL RIGHTS RESERVED.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	44°24'59"	10.00'	7.75'	4.08'	S 66°28'19" E	7.56'
C2	134°24'58"	60.00'	140.76'	142.79'	N 68°31'42" E	110.63'



VICINITY MAP
NOT TO SCALE



LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SIG. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- L.A. LANDSCAPE AREA
- — — — — PROPERTY LINE
- OIL — O.H. POWER LINES
- U/G TELE — U/G TELEPHONE LINES
- WATER — U/G WATER LINE
- GAS — U/G GAS LINE
- X - FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
- FIRE LANE

SITE DATA SUMMARY TABLE	
ITEM	LOT 1R, BLOCK B
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD 98-05-30
LAND USE (FROM ZONING ORDINANCE)	OFFICE / LIGHT MANUFACTURING
LOT AREA (SQUARE FEET)	314,503
LOT AREA (ACRES)	7.2200
BUILDING FOOTPRINT AREA (SF) - PROPOSED	64,800
FLOOR AREA - OFFICE (BUSINESS/PROFESSION)	12,150
FLOOR AREA - WAREHOUSE	24,360
FLOOR AREA - MANUFACTURING	28,290
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	36'-6"
LOT COVERAGE (%)	20.60%
FLOOR AREA RATIO (X:1)	0.21
PARKING TABULATION	
PARKING RATIO (OFFICE) (1 SP/400 SF)	31
PARKING RATIO (WAREHOUSE) (1 SP/4,000 SF)	7
PARKING RATIO (MANUFACTURING) (1 SP/1,000 SF UP TO 20,000 SF + 1 SP/2,000 SF ABOVE 20,000 SF)	25
PARKING REQUIRED (# OF SPACES)	63
PROPOSED PARKING	63
REGULAR SPACES	63
HANDICAPPED SPACES	3
REQUIRED ACCESSIBLE PARKING	3
LOADING SPACE REQD (65,001-100,000 SF)	4
LOADING SPACES PROVIDED	6
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	6,480
SITE LIVING LANDSCAPE PROVIDED (SF)	157,093
IMPERVIOUS AREA TABULATION	
BUILDING FOOTPRINT AREA (SF)	24,360
OTHER IMPERVIOUS AREA (SF)	(116,653)
TOTAL IMPERVIOUS AREA (SF)	(92,293)

UNITED STATES OF AMERICA
(VOL. 341, PG. 288)
USE: JOB CORPS FACILITY

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7340
 - ONCOR ELECTRIC - (972) 868-8242 - MR. MARK BAILEY
 - ATMOS ENERGY (GAS) - (214) 733-6122 - MR. DAVID COKER
 - TIME WARNER CABLE - (972) 742-5892
 - AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK #1 (CITY MONUMENT #40)
FOUND CAP ON CONCRETE NEAR U.S. HIGHWAY 380 AND REDBUD BLVD.
ELEVATION = 656.576

BENCHMARK #2
SQUARE CUT ON TOP OF CURB NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF BRAY CENTRAL DRIVE AND COMMERCE DRIVE.
ELEVATION = 630.28

CITY OF MCKINNEY SITE PLAN NOTES:

- THE 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 OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
SEC OF BRAY CENTRAL DRIVE & COMMERCE DRIVE
J.B. WILMETH & B.F. STAPP SURVEY, ABSTRACT NO. 984 & 937
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1R, BLOCK B, UNIVERSITY BUSINESS PARK ADDITION

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

NO.	DATE	REVISION / DESCRIPTION	
DESIGN	DRAWN	DATE	PI NUMBER
AW5	MLM	03-03-2014	1342-13-047

PROJECT INFORMATION
STATLAB MEDICAL PRODUCTS, INC.
UNIVERSITY BUSINESS PARK
CITY OF MCKINNEY, TEXAS
J.B. WILMETH SURVEY, ABSTRACT NO. 984
PROPOSED USE: LIGHT MANUFACTURING
ZONING: PD 98-05-30

OWNER/DEVELOPER
SLMP FACILITY, LLC
407 INTERCHANGE STREET
MCKINNEY, TEXAS 75071
MR. DAN HENN
(469) 525-4922 PHONE
(972) 436-1369 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 55877 0102-02-2014. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 55877
Date: 02-20-2014

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 BRAY CENTRAL DRIVE SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #0-004981; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

SITE PLAN
STATLAB MEDICAL PRODUCTS, INC.
UNIVERSITY BUSINESS PARK
J.B. WILMETH SURVEY, ABSTRACT NO. 984
CITY OF MCKINNEY, TEXAS

SHEET NO.
C1.02

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By Kathy Wright at 9:54 am, Mar 04, 2014