

**SITE INFORMATION**

PROPOSED USE: OUTDOOR LEARNING CENTER  
 LAND AREA: 493,029 S.F. OR 11.318 ACRES  
 TOTAL IMPERVIOUS SURFACE: 11,442 SF, 2.32%

PARKING PROVIDED: 8 TOTAL, (w/ 1 HANDICAP)  
 (HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.)

**SITE NOTES:**

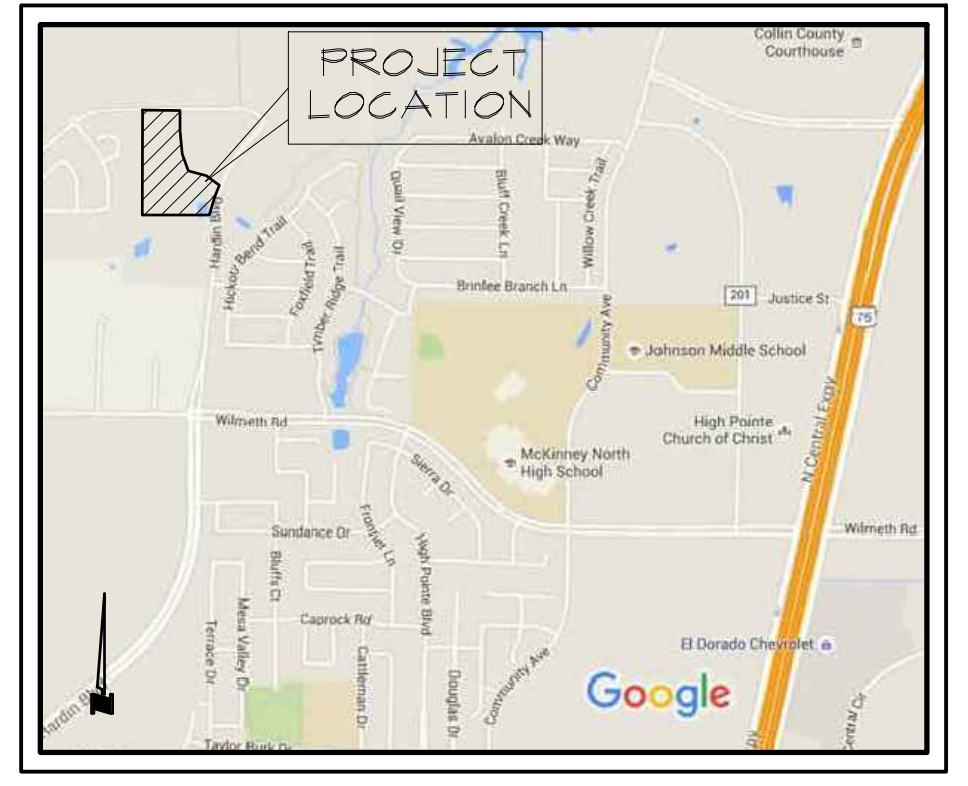
- PROTECTED TREES IN PROXIMITY TO DISTURBANCE AREAS ON DEVELOPMENT SITE ARE SHOWN ON TREE SURVEY & PRESERVATION PLANS.
- NO BUILDING IS PROPOSED ON SITE. THEREFORE, NO HVAC EQUIPMENT WILL BE LOCATED ON SITE.
- FOR ALL CONCRETE TRAILS, SIDEWALKS AND BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF MCKINNEY STANDARD CONSTRUCTION DETAILS.
- IF NECESSARY, RETAINING WALLS OVER 24" IN HEIGHT REQUIRE DESIGN SIGNED AND SEALED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER. RETAINING WALLS OVER 15" IN HEIGHT REQUIRE SEPARATE PERMIT FROM THE BUILDING INSPECTIONS DEPARTMENT.
- 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 THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**\*\*USE CAUTION - EXISTING UTILITIES IN THE VICINITY. USE EXTREME CAUTION WHEN DIGGING & OBTAIN LOCATIONS BEFORE BEGINNING EXCAVATION WORK OR CONSTRUCTION. CONCRETE PIERS MUST BE 3'-0" FROM EDGE OF ANY UTILITY LINE.**

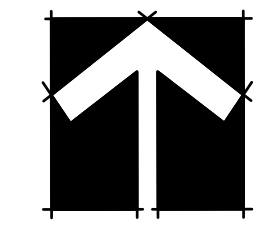
LOCATION OF THE SIDEWALKS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.

**LEGEND**

- (8) PROPOSED PARKING CANT
- BFR BARRIER FREE RAMP
- H/C HANDICAP PARKING SPACE
- RIGHT-OF-WAY
- PROPOSED BARRIER FREE RAMP
- 638 PROPOSED CONTOUR INTERVAL
- 638 EXISTING CONTOUR INTERVAL
- CONCRETE TRAIL OR SIDEWALK (WIDTH PER PLANS) REFER TO CITY OF MCKINNEY STANDARD DETAILS
- DECOMPOSED GRANITE PATH (WIDTH PER PLANS)
- PROPOSED EVERGREEN LIVING SCREEN ADJACENT TO EXISTING RESIDENTIAL PROPERTIES



LOCATION MAP  
NOT TO SCALE



30 15 0 30 60  
SCALE: 1" = 30' - 0"

**SITE PLAN  
TIMBER CREEK  
OUTDOOR LEARNING CENTER**

BEING 11.318 ACRES OUT OF THE  
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER: TIMBER CREEK PROPERTIES, LLC.  
6300 BEE CAVE RD, BUILDING 2, SUITE 500  
AUSTIN, TEXAS 78746  
PH. (972) 702-8699  
CONTACT: DARELL AMEN

TIMBER CREEK MCKINNEY HOA, INC.  
C/O INSIGHT ASSOC. MANAGEMENT  
1755 N. COLLINS BLVD, SUITE 201  
RICHARDSON, TEXAS 75080

CIVIL ENGINEER: DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 VILLAGE CREEK DRIVE  
SUITE 200  
PLANO, TEXAS 75093  
PH. (972) 931-0694  
CONTACT: COLIN HELFRICH

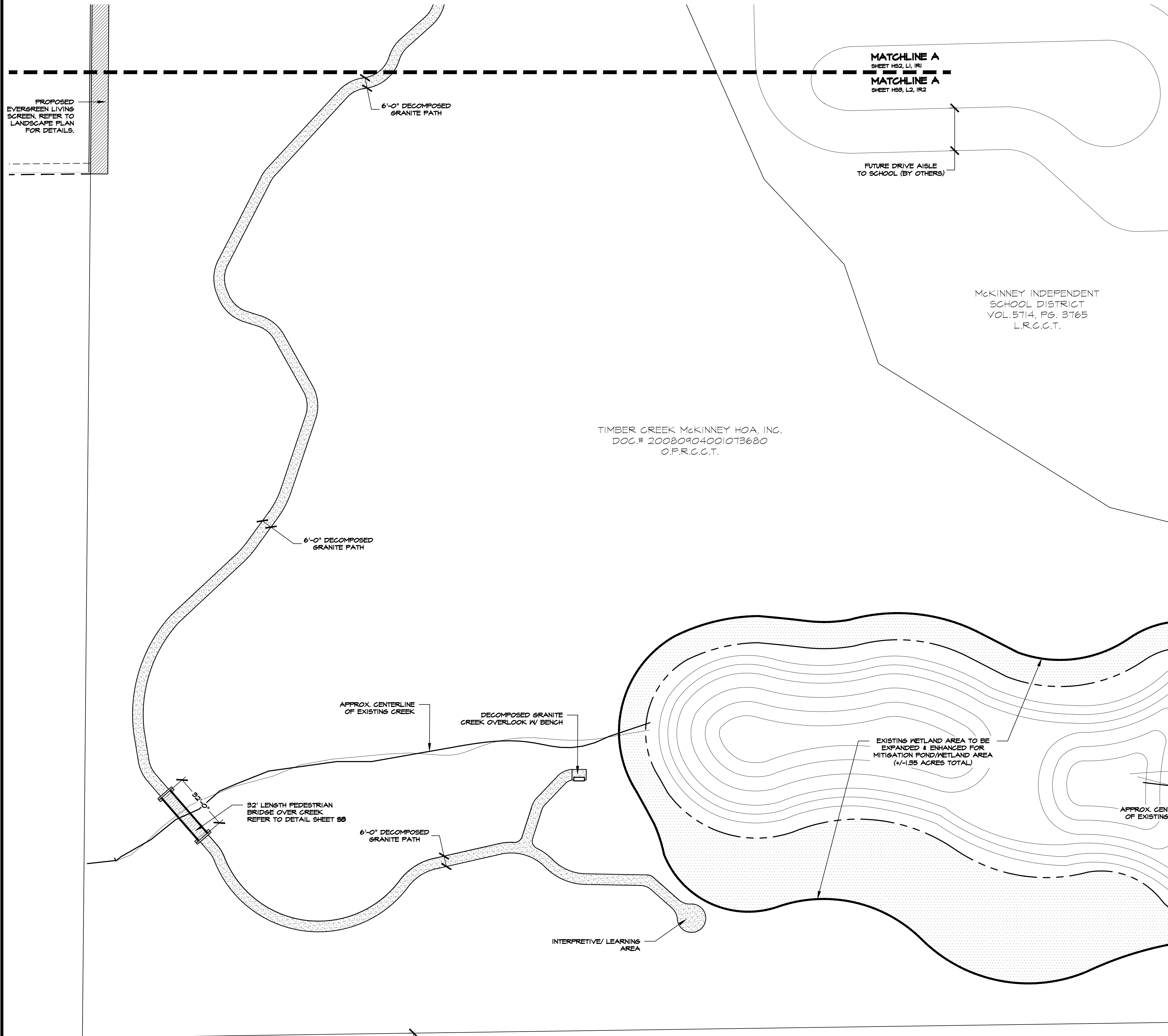
LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.  
386 W. MAIN STREET  
LEWISVILLE, TEXAS 75057  
PH. (469) 635-1900  
CONTACT: LEONARD REEVES, RLA, LI



Submission 3-23-2017

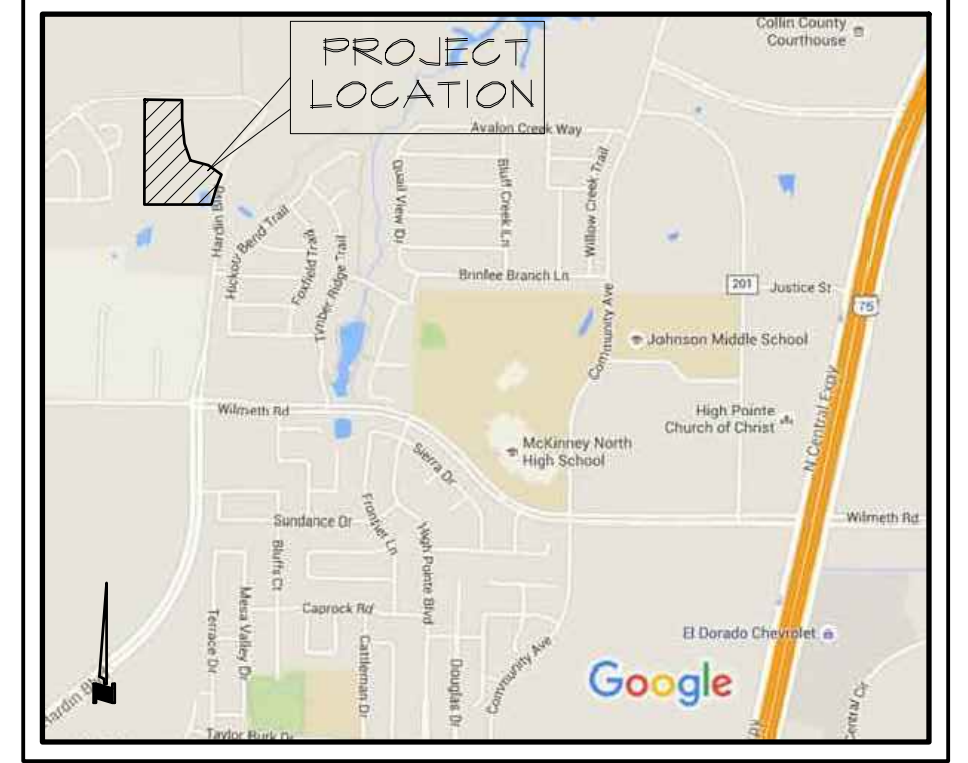
MATCHLINE A  
SHEET H52, L1, R1  
MATCHLINE A  
SHEET H59, L2, R2

RECEIVED  
By Planning Department at 10:37 am, Apr 24, 2017



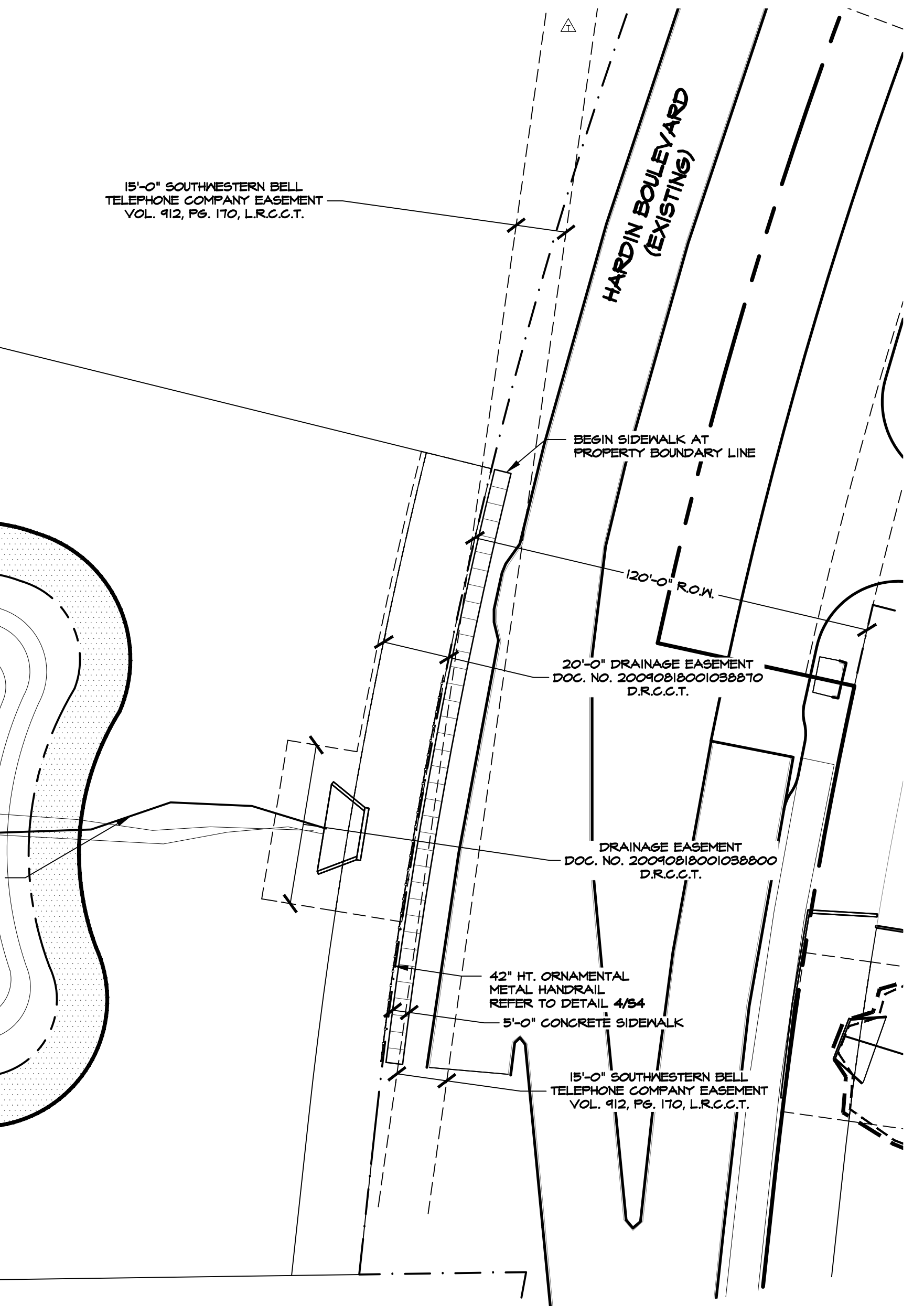
### LEGEND

(8)	PROPOSED PARKING COUNT
BFR	BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
---	RIGHT-OF-WAY
[Square]	PROPOSED BARRIER FREE RAMP
[Line with 638]	PROPOSED CONTOUR INTERVAL
[Line with 638]	EXISTING CONTOUR INTERVAL
[Hatched]	CONCRETE TRAIL OR SIDEWALK (WIDTH PER PLANS) REFER TO CITY OF MCKINNEY STANDARD DETAILS
[Dotted]	DECOMPOSED GRANITE PATH (WIDTH PER PLANS)
[Hatched]	PROPOSED EVERGREEN LIVING SCREEN ADJACENT TO EXISTING RESIDENTIAL PROPERTIES



**\*\*USE CAUTION - EXISTING UTILITIES IN THE VICINITY. USE EXTREME CAUTION WHEN DIGGING & OBTAIN LOCATIONS BEFORE BEGINNING EXCAVATION WORK OR CONSTRUCTION. CONCRETE PIERS MUST BE 5'-0" FROM EDGE OF ANY UTILITY LINE.**

LOCATION OF THE SIDEWALKS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.



THE GREER FAMILY REVOCABLE TRUST, ET. AL. CLERK'S FILE NUMBERS 20110923001014640, L.R.C.C.T.

