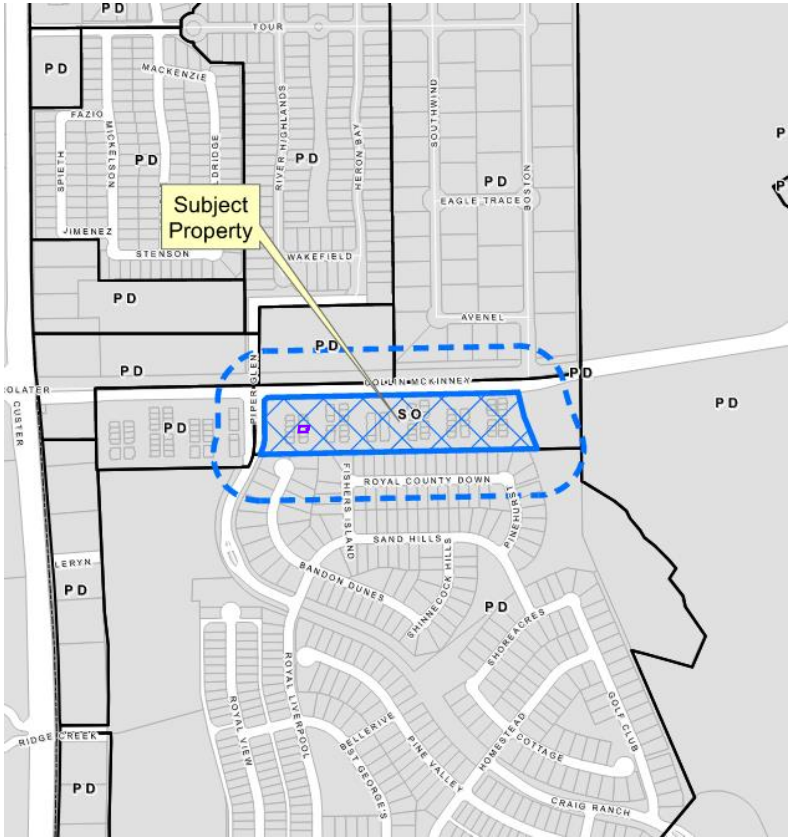
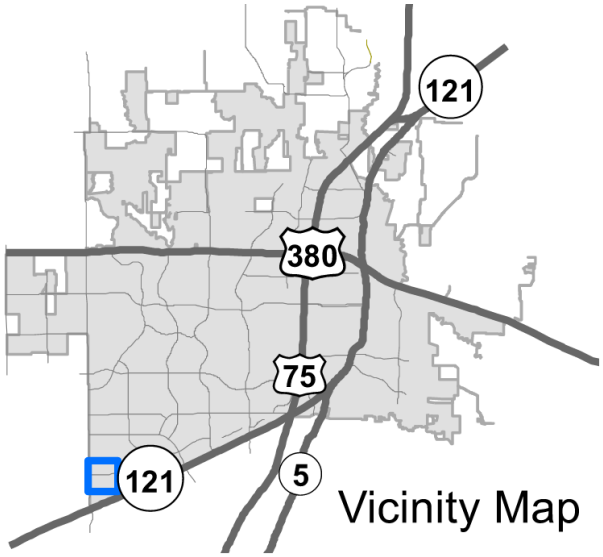
Authentic Thai Massage Therapy SUP

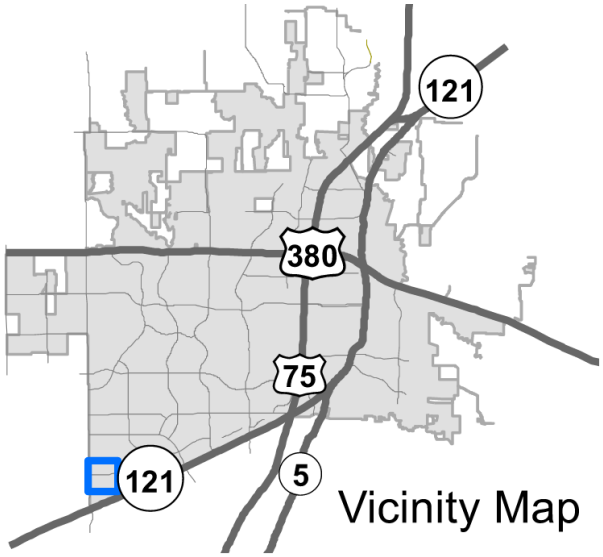
22-0001SUP

Location Map



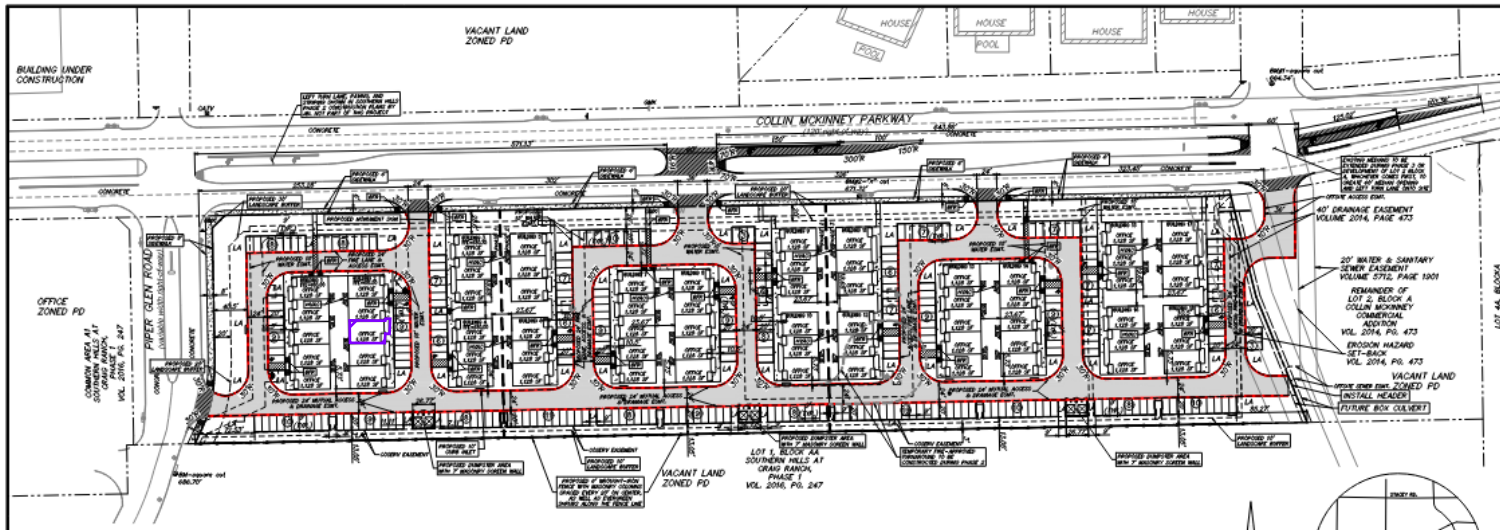


Aerial Exhibit



Proposed SUP Exhibit

SUP EXHIBIT



SITE PLAN NOTES:

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. SCREENING WILL CONSIST OF 4' WROUGHT IRON FENCE WITH MASONRY COLUMNS & EVERGREEN SHRUBS.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THERE ARE NO EXISTING BUILDINGS LOCATED ON SITE.

HVAC SCREEN WALLS (WROUGHT IRON FENCE WITH MASONRY COLUMNS AND EVERGREEN SHRUBS) ARE 4'-6.5"

TOTAL SQUARE FOOTAGE UNDER ROOF

5-UNIT BUILDING = 5,640 S.F.
3-UNIT BUILDING = 3,384 S.F.

Texas811

ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	LP	LIGHT POLE
AC	AIR CONDITIONER	MAG	MAG NAIL SET WITH SHINER
BOLLR	BOLLARD	MB	MAIL BOX
BOL	BOLLARD	MH	MANHOLE
CCF	COUNTY CLERK'S FILE NO.	MP	METAL POST
CIRF	IRON ROD FOUND WITH CAP	PF	PIN FLAG
CIRS	IRON ROD SET W/CAP STAMPED "RPLS"	PKF	PK NAIL FOUND
CM	CONTROLLING MONUMENT	PKS	PK NAIL SET
CO	CLEANOUT	PM	PAINT MARK
EB	ELECTRIC BOX	PP	POWER POLE
EM	ELECTRIC METER	SB	SIGNAL BOX
FH	FIRE HYDRANT	SN	SIGN
FOMK	FIBER OPTIC MARKER	SP	SIGNAL POLE
GI	GRATE INLET	SS	SANITARY SEWER
GL	GROUND LIGHT	SW	STORM WATER
GM	GAS METER	TMK	TELEPHONE MARKER
GMK	GAS MARKER	TP	TELEPHONE PEDESTAL
GR	GAS RISER	TPAD	TRANSFORMER PAD
GV	GAS VALVE	TSN	TRAFFIC SIGN
GW	GUY WIRE	UGC	UNDERGROUND CABLE MARKER
HT	BUILDING HEIGHT	WM	WATER METER
HC	HANDICAPPED	WP	WOOD POST
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
IV	INLET	X	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND	XCS	"X" CUT IN CONCRETE SET

SITE DATA TABLE	
Current Zoning	Suburban Office
Proposed Use	Office Development
Lot Area	8.038 AC. (350,139 S.F.)
Impervious Area	240,254 S.F. (68.6%)
Building Area	74,448 S.F.
Professional:	37,224 S.F.
Medical:	37,224 S.F.
Building Heights	24' (1 Story)
Lot Coverage	21.3%
Floor Area Ratio	74,448 S.F. / 350,139 S.F. = 0.213
Parking Required	
Professional (1 per 400 S.F.):	94 Spaces
Medical (1 per 300 S.F.):	125 Spaces
Total Required:	219 Spaces
Parking Provided	290 Spaces
Handicap Parking Required	7 Spaces
Handicap Parking Provided	12 Spaces

PHASE DATA TABLE	
Phase 1 (Building 1-4)	
Building Area	18,048 S.F.
Professional:	9,024 S.F.
Medical:	9,024 S.F.
Parking Required	
Professional (1 per 400 S.F.):	23 Spaces
Medical (1 per 300 S.F.):	31 Spaces
Total Required:	54 Spaces
Parking Provided	74 Spaces (3 HC Accessible)
Phase 2 (Building 5-10)	
Building Area	24,816 S.F.
Professional:	12,408 S.F.
Medical:	12,408 S.F.
Parking Required	
Professional (1 per 400 S.F.):	32 Spaces
Medical (1 per 300 S.F.):	42 Spaces
Total Required:	74 Spaces
Parking Provided	94 Spaces (4 HC Accessible)
Phase 3 (Building 11-18)	
Building Area	31,584 S.F.
Professional:	15,792 S.F.
Medical:	15,792 S.F.
Parking Required	
Professional (1 per 400 S.F.):	40 Spaces
Medical (1 per 300 S.F.):	53 Spaces
Total Required:	93 Spaces
Parking Provided	122 Spaces (5 HC Accessible)

N

SCALE 1"=60'

VICINITY MAP
NOT TO SCALE

SITE PLAN LEGEND

- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACE
- FIRELANE
- PAVING IN R.O.W.
- LA — LANDSCAPE AREA
- PROPOSED LOT LINE
- PHASE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED HVAC UNITS

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR VERIFYING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

SITE PLAN
SOUTHERN HILLS OFFICE PARK II
LOT 2R1, BLOCK A
8.038 ACRES ~ 350,139 S.F.

OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 10
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER:
VOM PARTNERS LP
6000 WO DR
SUITE 104
MCKINNEY, TEXAS 75070

DEVELOPER:
WILLIAM PEAVY III
1005 N. ANNO STREET
DALLAS, TEXAS 75204
214-571-2040

OWNER'S CONTACT:
WINKELMANN & ASSOC., INC.
4700 HILLCREST PLAZA DR.
SUITE 320
DALLAS, TEXAS 75230
PH: 972.490.7090

No.	DATE	REVISION	
3.	06/15/2018	WATER LINE REVISION (#1)	CH
2.	01/10/2018	CITY COMMENTS	CH
1.	09/26/2017	CITY COMMENTS	CH

LAST SAVED BY: WEBB ON JUL 25, 2018

Winkelmann & Associates, Inc.

07/25/2018

SITE PLAN
SOUTHERN HILLS OFFICE PARK II
McKINNEY, TEXAS

C-03.00

McKINNEY TEXAS
Unique by nature.