
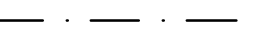
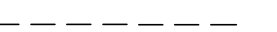






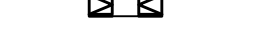








Plotted By: Schwartz, Payton Date: February 04, 2022 09:26:55am File Path: K:\DAL\Civil\06440622-Stone Central Circle CAD\PlanSheets\Site Plan_Submission_C-100.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  PROPOSED EASEMENT
-  PROPOSED RETAINING WALL
-  PROPOSED FIRE LANE
-  PROPOSED DUMPSTER PAVEMENT
-  PROPOSED FIRE HYDRANT (FH)
-  PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
-  BARRIER FREE RAMP (BFR)
-  NUMBER OF PARKING SPACES PER ROW
-  EXISTING POWER POLE
-  EXISTING LIGHT POLE
-  EXISTING FIRE HYDRANT
-  EXISTING STORM MANHOLE
-  EXISTING SAN. SWR. MANHOLE
-  EXISTING SIGN

CITY OF MCKINNEY NOTES

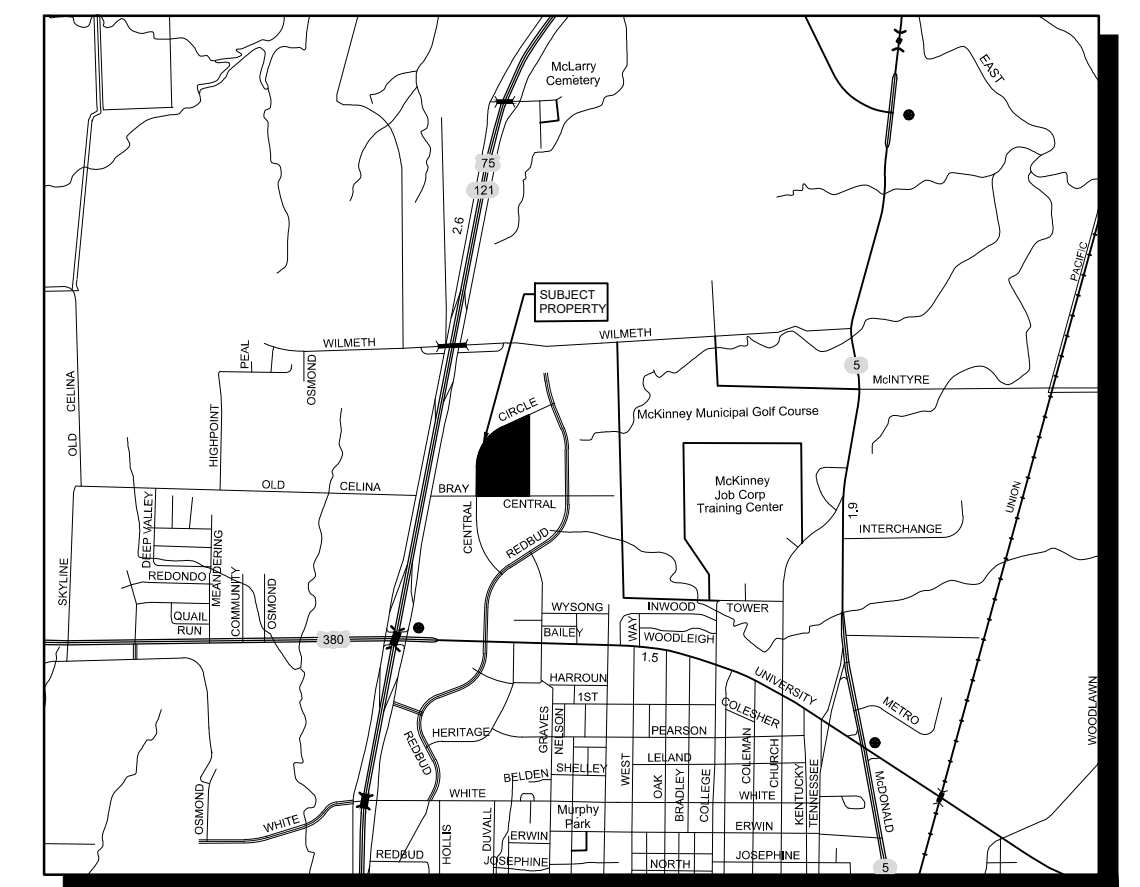
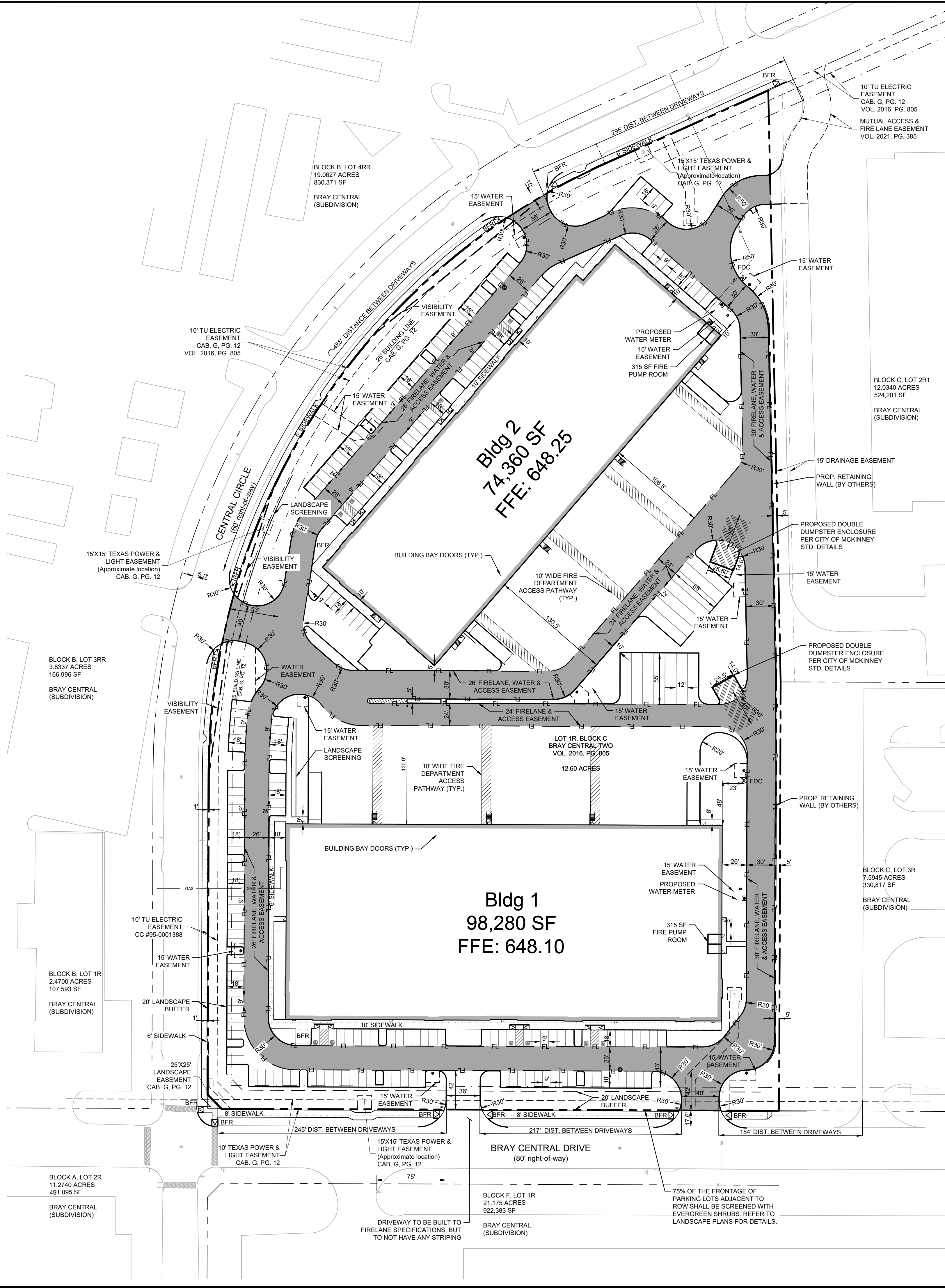
SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

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.

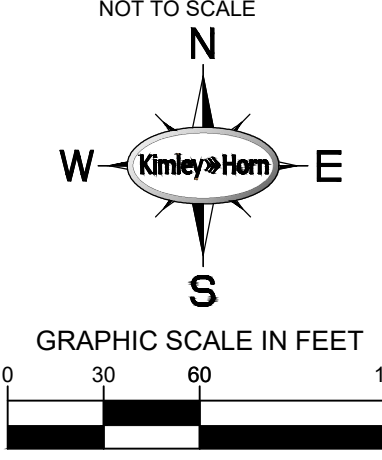
LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CAUTION!!

MANY EXISTING UNDERGROUND UTILITIES EXIST IN THE AREA. THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY. THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO UTILITIES DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



LOCATION MAP



LOT 1 DATA SUMMARY TABLE

ZONING	PD 1563 - OIML
PROPOSED USE	OFFICE/WAREHOUSE
LOT AREA	548,849 SF (12.60 AC)
BUILDING 1 AREA	TOTAL = 98,280 SF OFFICE = 39,000 SF WAREHOUSE = 59,280
BUILDING 2 AREA	TOTAL = 74,360 SF OFFICE = 29,000 SF WAREHOUSE = 45,360 SF
TOTAL BUILDING FOOTPRINT AREA	172,640 SF
BUILDING HEIGHT	1 - STORY, 32'
LOT COVERAGE	31%
FLOOR TO AREA RATIO	1.0.31
PARKING REQUIRED	WAREHOUSE (1/4,000 SF) = 27 OFFICE (1/400 SF) = 170 TOTAL = 197
TOTAL PARKING PROVIDED	204
VEHICULAR	194
HANDICAP PROVIDED	11
TOTAL HANDICAP REQUIRED	7
TRUCK PARKING	14
SQ. FT. IMPERVIOUS SURFACE	437,652

NOTE: HVAC WILL BE ROOF MOUNTED

BENCHMARKS

BM#1 - 'X' CUT AT THE SOUTHWEST CORNER OF A CONCRETE CURB INLET, WEST CURB LINE OF CENTRAL CIRCLE, +48.8 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER AND +30.0 FEET WEST OF THE CENTERLINE OF CENTRAL CIRCLE.
 ELEVATION - 647.25 FEET

BM#2 - 'X' CUT AT THE NORTHWEST CORNER OF A CONCRETE CURB INLET, NORTH CURB LINE OF BRAY CENTRAL DRIVE, +75.4 FEET WEST OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION - 642.07 FEET



SITE PLAN
CENTRAL CIRCLE LOGISTICS PARK
BLOCK C, LOT 1R

12.60 AC
 SITUATED IN THE
 JAMES MCREYNOLDS SURVEY, ABSTRACT NO. 578
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
 Blake Wilson, Director
 100 Crescent Court, Suite 850
 Dallas, TX 75201
 Ph: (214) 220-0952

CIVIL ENGINEER:
Kimley»Horn
 13455 Noel Road, Two Galleria Phone: (972) 731-2197
 Office Tower, Suite 700 Fax: -
 Dallas, TX 75240
 Contact: Neda Hosseiny P.E.

DATE OF PREPARATION: 02/4/2022

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75251
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

DATE

REVISIONS

No.

SCALE

AS SHOWN

DESIGNED BY

MMZ

DRAWN BY

GCP

CHECKED BY

NNMH

SITE PLAN

CENTRAL CIRCLE LOGISTICS PARK

CITY OF MCKINNEY, TEXAS

DATE

02/01/2022

PROJECT NO.

06440622

SHEET NUMBER

C-100