

EXISTING LEGEND		
● 1/2" IR FOUND	⊗ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⊕ WATER VALVE	▩ CONCRETE
○ 5/8" IR FOUND	⊕ FIRE HYDRANT	▩ GRAVEL
○ 3/8" IR FOUND	⊕ IR VALVE	▩ BRICK
● 60-D NAIL FOUND	⊕ UTILITY POLE	▩ STONE
⊕ PK NAIL SET	⊕ WATER METER	▩ WOOD DECK
⊕ 1/2" IP FOUND	⊕ GAS METER	▩ BUILDING WALL
⊕ X-FOUND	⊕ A.C. PAD	▩ TILE
⊕ X-SET	⊕ TRANS. BOX	— BUILDING LINE
⊕ 1" IR FOUND	⊕ GAS MARKER	--- EASEMENT
⊕ 1" IP FOUND	⊕ OHU—OVERHEAD UTILITY LINE	--- BOUNDARY
⊕ POINT FOR CORNER	⊕ GUY WIRE ANCHOR	--- HIGHBANK LINE
⊕ 3/4" IP FOUND	⊕ BARBED WIRE FENCE	--- PARKING STRIPE
⊕ TELE. BOX	⊕ IRON FENCE	♿ HANDICAP SPACE
⊕ CABLE BOX	⊕ CHAINLINK FENCE	
⊕ ELECTRIC BOX	⊕ WOOD FENCE	
⊕ BRICK COLUMN	⊕ PIPE RAIL FENCE	
⊕ STONE COLUMN	⊕ COVERED AREA	
⊕ STORM DRAIN M.H.	⊕ ASPHALT	
⊕ SAN. SEW. CO.	⊕ FIRE LANE STRIPE	
⊕ BOLLARD POST	⊕ BRICK RET. WALL	
⊕ LIGHT POLE	⊕ STONE RET. WALL	
⊕ SAN. SEW. M.H.	⊕ CON. RET. WALL	

SITE LEGEND	
CONCRETE CURB	
FIRE LANE	
STRIPING	
PARKING SPACES	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
BOLLARD	
EASEMENT LINE	

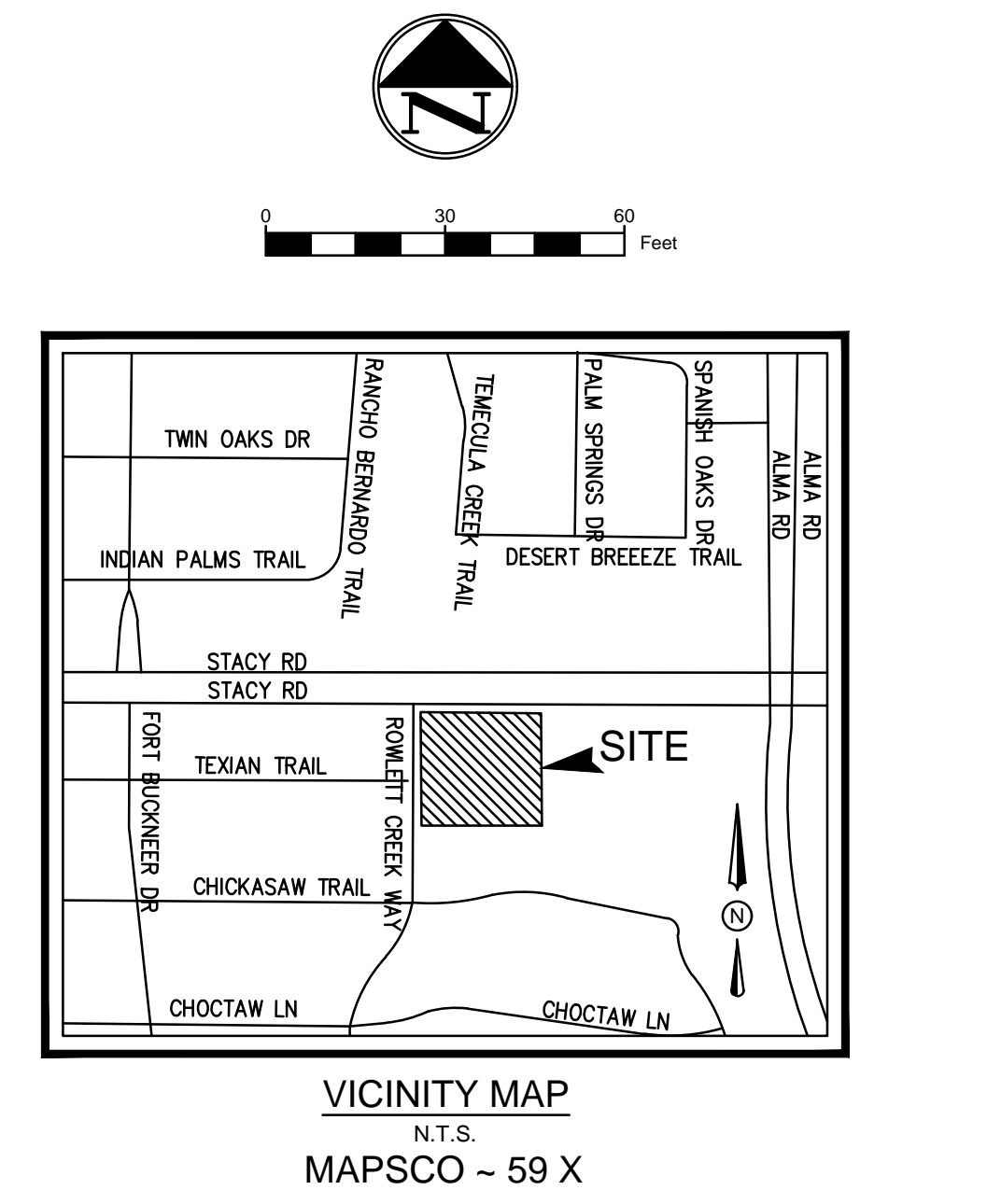
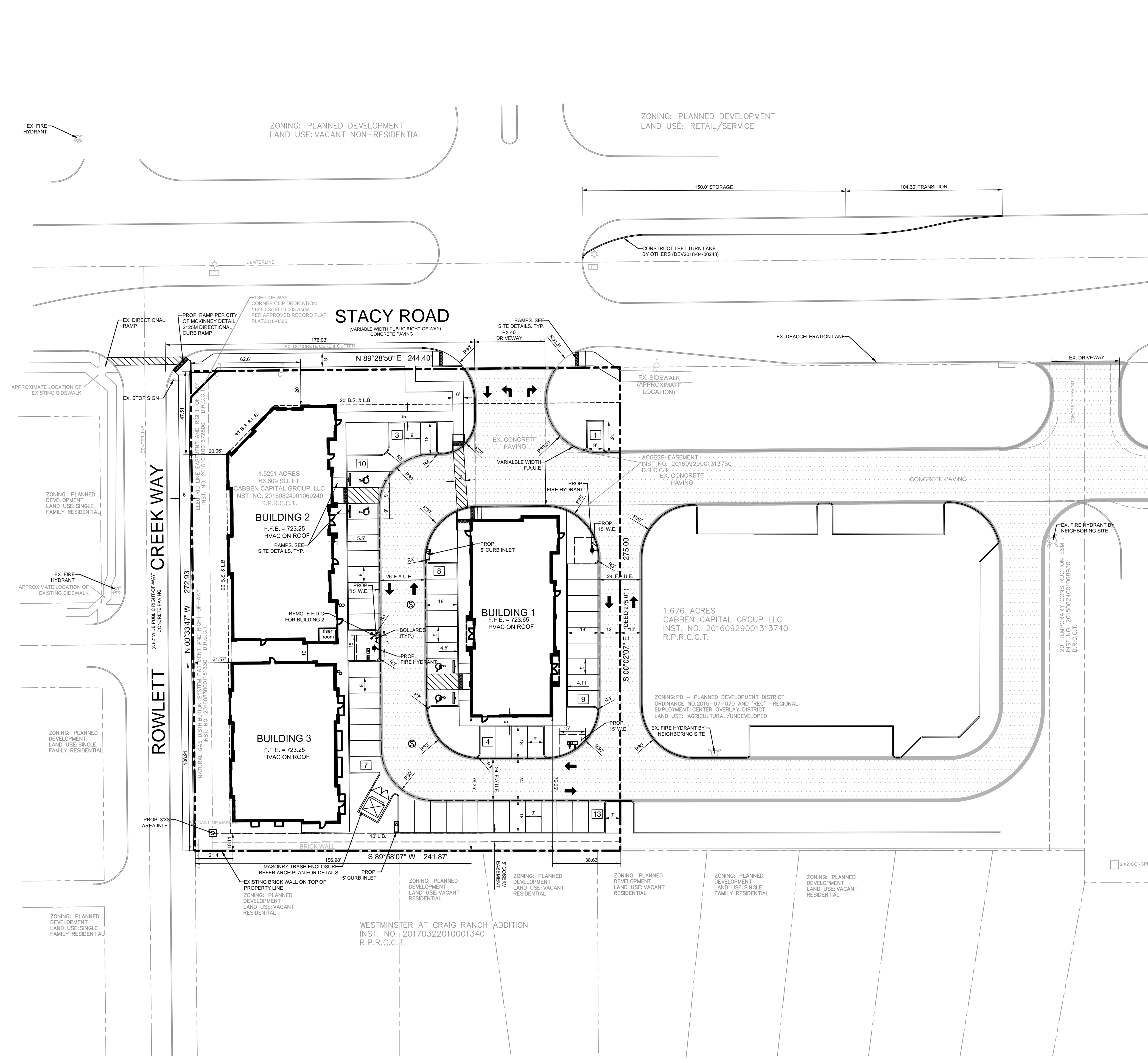
EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
WATER EASEMENT	W.E.

SITE PLAN STANDARD NOTATIONS

1. 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.

2. 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.

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



SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	1.5291 ACRES OR 66,609 S.F.
EXISTING ZONING:	PD (PLANNED DEVELOPMENT DISTRICT)
PROPOSED USE:	MEDICAL/PROFESSIONAL OFFICE (BUILDING 1) MEDICAL/PROFESSIONAL OFFICE (BUILDING 2) PROFESSIONAL OFFICE (BUILDING 3)
BUILDING 1 AREA:	5,400 S.F. (TOTAL) 4,200 S.F. FOR MEDICAL OFFICE 1,200 S.F. FOR PROFESSIONAL OFFICE
BUILDING 2 AREA:	7,500 S.F. (TOTAL) 6,300 S.F. FOR MEDICAL OFFICE 1,200 S.F. FOR PROFESSIONAL OFFICE
BUILDING 3 AREA:	5,510 S.F. (TOTAL) 0 S.F. FOR MEDICAL OFFICE 5,510 S.F. FOR PROFESSIONAL OFFICE
NUMBER OF STORIES:	1 STORY (BUILDING 1) 1 STORY (BUILDING 2) 1 STORY (BUILDING 3)
BUILDING HEIGHT:	31'-0" (BUILDING 1) 42'-0" (BUILDING 2) 31'-0" (BUILDING 3)
LOT COVERAGE:	27.64%
FLOOR AREA RATIO:	0.28:1
PARKING REQUIRED:	BUILDING 1 : 17 SPACES (1/300+1/400) 1 SP PER 300 S.F. FOR MEDICAL OFFICE BUILDING 2 : 24 SPACES (1/300+1/400) 1 SP PER 400 S.F. FOR PROFESSIONAL OFFICE BUILDING 3 : 14 SPACES (1/400)
TOTAL PARKING PROVIDED:	55 PARKING SPACES
IMPERVIOUS COVERAGE:	49,980 S.F. OR 75.03%
PERVIOUS/LANDSCAPE AREA:	16,629 S.F. OR 24.97%

ENGINEER
TRIANGLE ENGINEERING LLC
1784 McDERMOTT DR., STE. 110
ALLEN, TX 75013
CONTACT: KARTAVYA PATEL
TEL: 214-609-9271

OWNER/DEVELOPER
CABBEN CAPITAL GROUP, LLC
5956 SHERRY LN., STE 504
DALLAS, TX 75225
CONTACT: CABBEN CAPITAL GROUP, LLC
TEL: 972-332-4069

SITE PLAN
MEDICAL OFFICE
SEC OF ROWLETT CREEK PKWY AND STACY RD
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
ABS A0095 B S BACCUS SURVEY, TRACT 18

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Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP QX	07/10/19	SCALE BAR	019-19	SP

NO.	DATE	DESCRIPTION	BY
1	05-08-19	1ST SITE PLAN SUBMITTAL	KP
2	06-19-19	2ND SITE PLAN SUBMITTAL	KP
3	07-10-19	3RD SITE PLAN SUBMITTAL	KP
-	-	-	KP

