

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.



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

SUP. NOTES

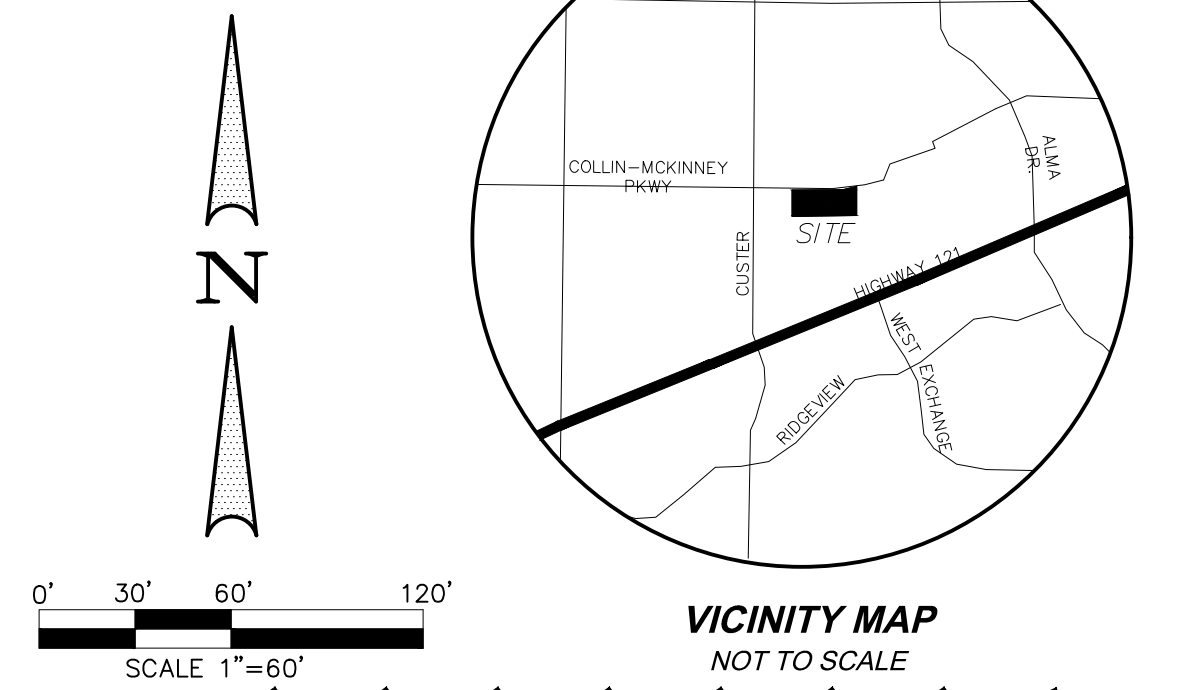
- 1) THE SUP IS ONLY FOR UNIT 204 IN BUILDING 2.
- 2) THIS USE WILL BE FORE PERSONAL SERVICE INSTEAD OF OFFICE.

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:	36,660 S.F.
Medical:	36,660 S.F.
Personal Service (SUP):	1,128 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.):	92 Spaces
Medical (1 per 300 S.F.):	123 Spaces
Personal Service (1 per 250 S.F.):	5 Spaces
Total Required:	220 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:	8,460 S.F.
Medical:	8,460 S.F.
Personal Service (SUP):	1,128 S.F.
Parking Required	
Professional (1 per 400 S.F.):	22 Spaces
Medical (1 per 300 S.F.):	29 Spaces
Personal Service (1 per 250 S.F.):	5 Spaces
Total Required:	56 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)



SITE PLAN LEGEND

- ① 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 SAID FACILITIES OR DEPICTING 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. 18
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

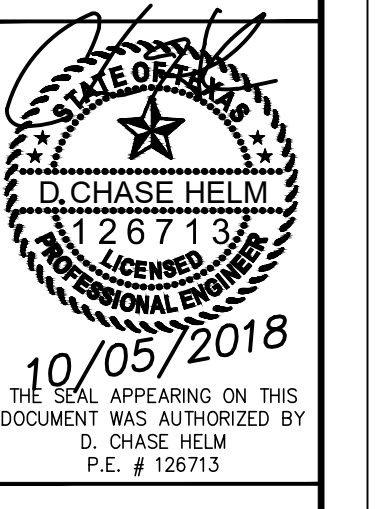
OWNER:
VCM PARTNERS LP
6850 TPC DR
SUITE 104
MCKINNEY, TEXAS 75070

DEVELOPER:
WILLIAM PEAVY III
1301 N. AKARD STREET
DALLAS, TEXAS 75201
214-871-2640

ENGINEER/SURVEYOR:
WINKELMANN & ASSOC., INC.
6750 HILLOREST PLAZA DR.
SUITE 325
DALLAS, TEXAS 75230
PH: 972.490.7090

NO.	DATE	REVISION
4.	09/26/2017	SUP SITE PLAN
3.	06/15/2018	WATER LINE REVISION (#1)
2.	01/10/2018	CITY COMMENTS
1.	09/26/2017	CITY COMMENTS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLOREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
PHONE: (972) 490-7090
FAX: (972) 490-7099
Texas Professional Registration No. 100866-00
C-03.00 © 2018, Winkelman & Associates, Inc.



SITE PLAN
SOUTHERN HILLS OFFICE PARK II
MCKINNEY, TEXAS

C-03.00