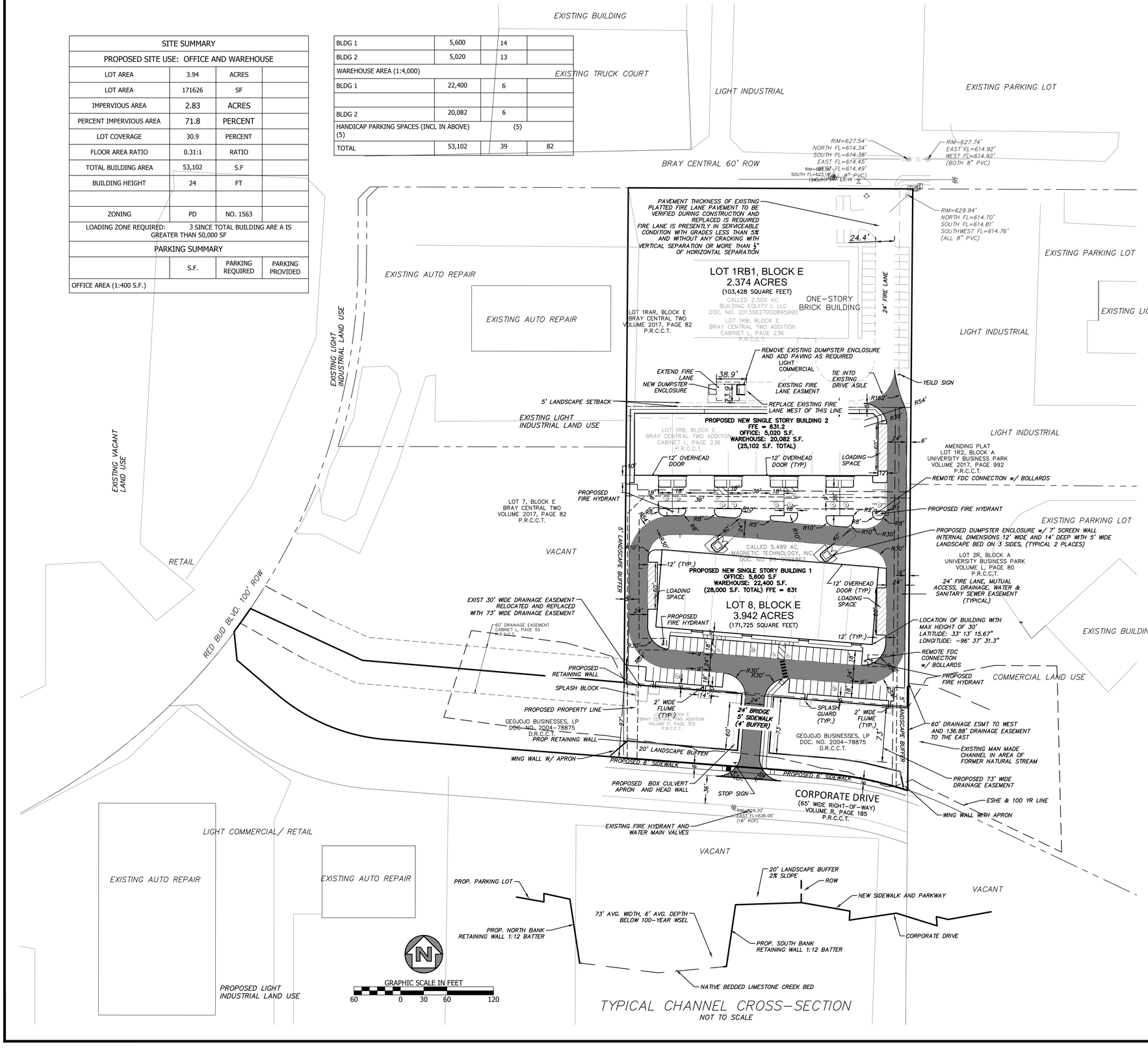
SITE SUMMARY			
PROPOSED SITE USE: OFFICE AND WAREHOUSE			
LOT AREA	3.94	ACRES	
LOT AREA	171626	SF	
IMPERVIOUS AREA	2.83	ACRES	
PERCENT IMPERVIOUS AREA	71.8	PERCENT	
LOT COVERAGE	30.9	PERCENT	
FLOOR AREA RATIO	0.31:1	RATIO	
TOTAL BUILDING AREA	53,102	S.F	
BUILDING HEIGHT	24	FT	
ZONING	PD	NO. 1563	
LOADING ZONE REQUIRED: 3 SINCE TOTAL BUILDING ARE A IS GREATER THAN 50,000 SF			
PARKING SUMMARY			
	S.F.	PARKING REQUIRED	PARKING PROVIDED
OFFICE AREA (1:400 S.F.)			

BLDG 1	5,600	14	
BLDG 2	5,020	13	
WAREHOUSE AREA (1:4,000)			
BLDG 1	22,400	6	
BLDG 2	20,082	6	
HANDICAP PARKING SPACES (INCL IN ABOVE) (5)		(5)	
TOTAL	53,102	39	82

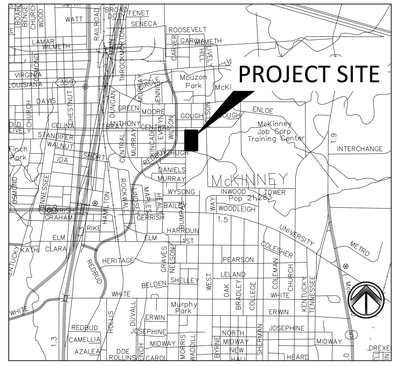


TYPICAL CHANNEL CROSS-SECTION
NOT TO SCALE

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION DIMENSIONS AND DETAILS FOR THE PROPOSED MONUMENT SIGNS SHOWN. LOCATIONS AND SIZE SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY.

NOTES:
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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL DIMENSIONS TO FACE OF CURB.
5. 2' RADIUS UNLESS NOTED OTHERWISE.
6. ADJACENT LAND USES ARE LIGHT COMMERCIAL
7. SITE IS NOT WITHIN THE FEMA 100-YEAR FLOOD PLAIN OR THE NRCS LAKE TREE PRESERVATION ZONE.
8. SITE IS NOT WITHIN AN EROSION HAZARD SETBACK EASEMENT.
9. THIS SITE PLAN MUST BE APPROVED BY THE CITY OF MCKINNEY PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL PER PD ORDINANCE 1563 AND 1464.
10. FIRE DEPARTMENT CONNECTIONS TO BE PROTECTED BY BOLLARDS
11. BUILDINGS PROTECTED BY FIRE PROTECTION SPRINKLER SYSTEMS PER NFPA 13, FIRE ALARM SYSTEM AND CLASS 1 STAND PIPE, FIRE PUMP AND SMOKE/ HEAT VENTS AS REQURIED BY NFPA AN THE IFC FOR THE PLANNED OCCUPANCY.

SITE LEGEND
- PROPERTY BOUNDARY
- FIRE LANE
- EHSE & 100 YR LINE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- PROPOSED RETAINING WALL
- PROPOSED FIRE LANE
- PARKING COUNT



VICINITY MAP
NOT TO SCALE

PROJECT CONTACTS

DEVELOPER
DRYDEN COMPANY MCKINNEY CD, LLC
4849 KELLER SPRINGS
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ENGINEER
DUNAWAY ASSOCIATES, LP
550 BAILEY AVE. SUITE 400
FORT WORTH, TEXAS 76107
PHONE: (210) 981-1536
C/O RANDALL E. SIEMON, P.E.

PROJECT BENCHMARKS

SET CUT "X" IN CONCRETE AT SOUTHWEST CORNER DRIVE NEAR TRASH DUMPSTER ON THE SOUTH SIDE OF BUILDING LOCATED AT 1627 BRAY CENTRAL DRIVE
ELEVATION=630.62
NAD83 GRID
N 7,132,572.89
E 2,541,686.00

SET MAG NAIL WITH WASHER STAMPED "DUNAWAY ASSOC. LP" IN CONCRETE DRIVE 42.4' SOUTHEAST OF THE SOUTHEAST BUILDING CORNER OF BUILDING LOCATED AT 1627 BRAY CENTRAL DRIVE
ELEVATION=630.43
NAD83 GRID
N=7,132,635.60
E=2,541,867.49

NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY SITE PLAN

MCKINNEY CD
BRAY CENTRAL 2 ADD'N.
CORPORATE DRIVE
MCKINNEY, TEXAS 75069

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TX REG: F-11704

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
RANDALL E. SIEMON
P.E.# 73607
DATE: MAY 23, 2018

JOB NO.	B004031.001	
DRAWN BY:	LN/ EB	LAN
DESIGNED BY:	EB	LAN
CHECKED BY:	RES	ESB
DATE:	7-12-2018	
SHEET:	SP-1	

FULL PATH: I:\Dwcm\Wle Systems\Production\0009\0040\004031\001\Civil\Drawings\Plot Sheets\(Proverts\Wle System\Production\0009\0040\004031\001\Civil\Drawings\Plot Sheets\SITE PLAN
FILENAME: SITE PLAN.dwg
PLOTTED BY: Lauren Nelson
PLOTTED ON: Wednesday, July 25, 2018