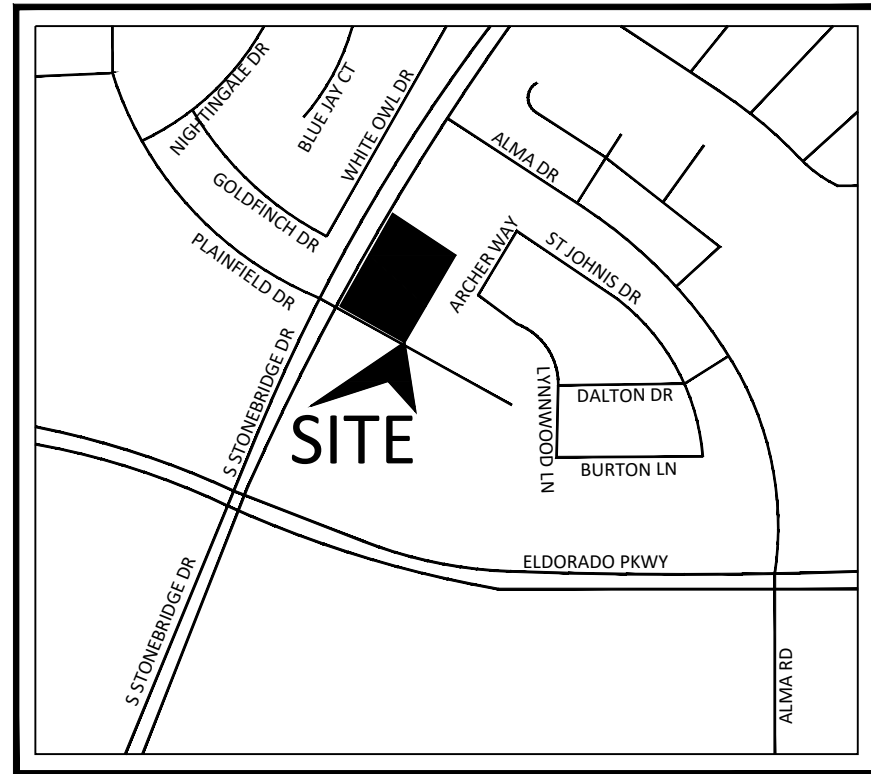
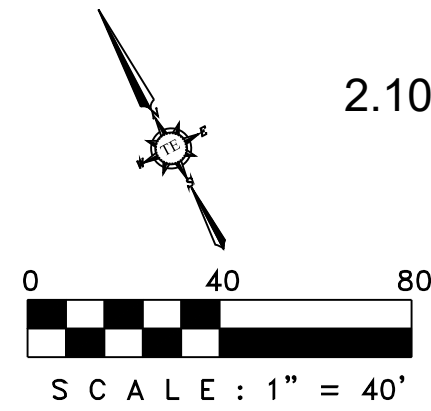


# MEDICAL OFFICES DEVELOPMENT PLANS

2.101 ACRES BEING ALL OF LOT 5 & LOT 16, BLOCK A OF STONEBRIDGE ADDITION, PARCEL 903, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL M, PG 620 & VOL 2015, PG 728 CERTAIN LOT, TRACT 1 & 2  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



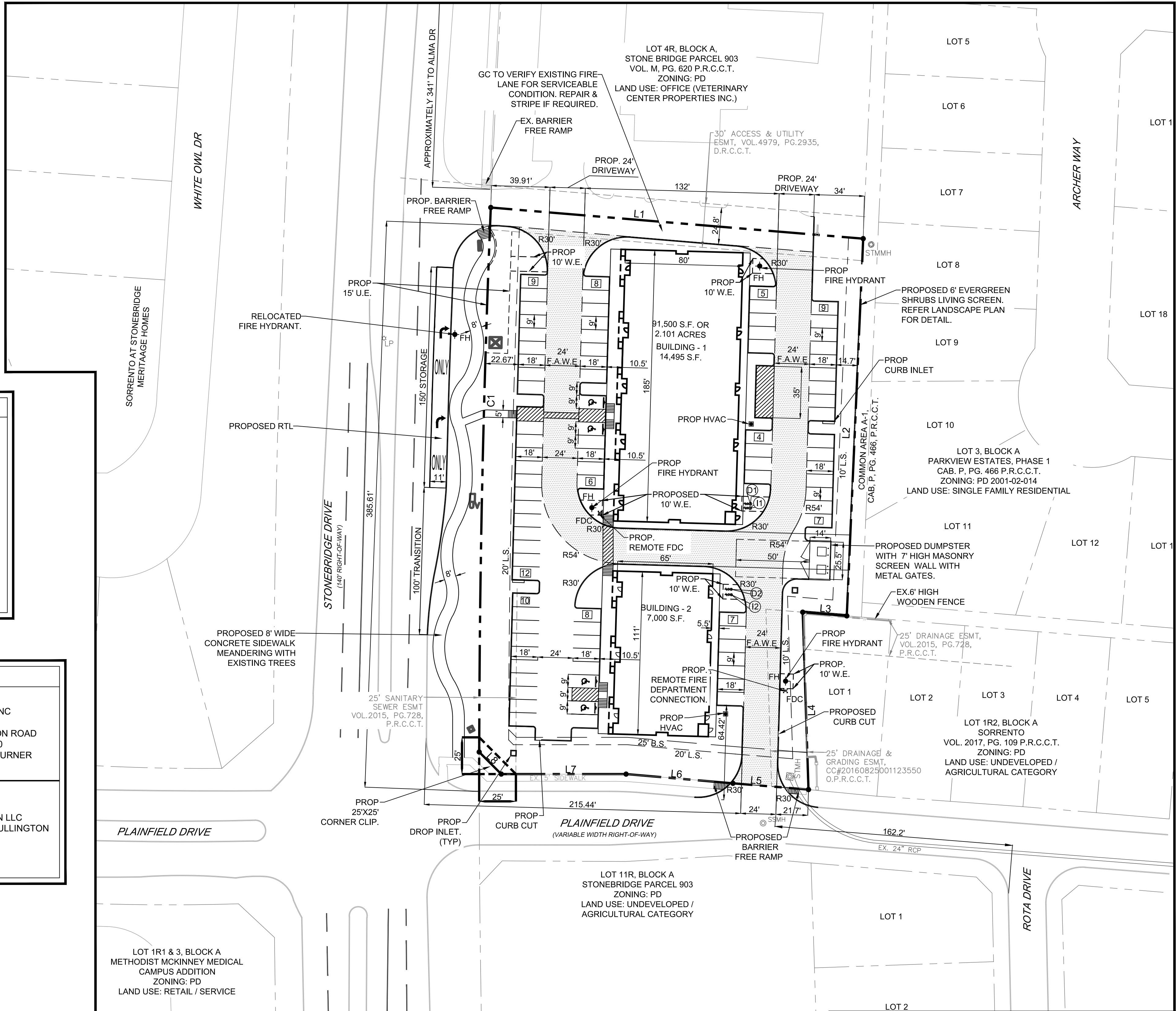
VICINITY MAP  
N.T.S.

## LEGEND

EXISTING BOUNDARY	
EXISTING CURB & GUTTER	
BOUNDARY LINE	
PROPOSED CURB	
PROPOSED HANDICAP SIGN	
PROPOSED HANDICAP LOGO	
PROPOSED CONCRETE WHEEL STOP	
PROPOSED FIRE LANE	
WATERLINE EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
UTILITY VALUT	UV
UTILITY BOX	UB

## PROJECT CONTACT LIST

<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 214-609-9271	<b>SURVEYOR</b> A&W SURVEYORS, INC P.O. BOX 870029 220 GUS THOMASSON ROAD MESWUITE, TX 75150 CONTACT: JOHN S TURNER TEL: 972-681-4975
<b>ARCHITECT</b> MATTHEW KING-ARCHITECT 4308 CHERRY LN MELISSA, TEXAS 75454 CONTACT: MATT KING TEL: 469-742-0678	<b>DEVELOPER</b> FREEDOM REALTY B&B CONSTRUCTION LLC CONTACT: JAMES BULLINGTON TEL: 469-231-7350



## SITE PLAN STANDARD NOTES:

- SANITATION CONTAINER SCREENING WALL 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

## CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	370.83'	250.00'	2°16'15"	N 28°16'44" E	370.80'

## BOUNDARY LINE DATA

NO.	BEARING	DISTANCE
L1	S 58°09'41" E	254.34'
L2	S 29°32'55" W	257.05'
L3	N 58°12'34" W	30.11'
L4	S 25°11'40" W	120.80'
L5	N 58°12'34" W	51.61'
L6	N 58°00'21" W	72.99'
L7	N 62°56'29" W	84.97'
L8	N 17°55'19" W	21.21'

## SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING ZONING	PD-ORDINANCE #1621
PROPOSED USE	MEDICAL OFFICES
GROSS ACREAGE	2.101 ACRES (91,500 S.F.)
PROPOSED BUILDINGS	2
BUILDING - 1	14,495 S.F.
BUILDING - 2	7,000 S.F.
OVERALL BUILDING S.F.	21,495 S.F.
BUILDING HEIGHT	25'
NUMBER OF STORIES	1
PARKING REQUIREMENTS	4
MEDICAL (1 PER 300 S.F.)	72
REQUIRED HANDICAP PARKING	85 (INCLUDING 4 HANDICAP)
TOTAL PARKING REQUIRED	23.49%
TOTAL PARKING PROVIDED	0.24:1
PERCENTAGE OF LOT COVERAGE	67,086 S.F. (73.32%)
FLOOR AREA RATIO (TOTAL GROSS AREA)	24,414 S.F. (26.68%)
IMPERVIOUS COVERAGE	
OPEN SPACE/LANDSCAPE AREA	

THE SITE IS LOCATED AT THE  
EASTERLY CORNER OF  
STONEBRIDGE DRIVE  
AND PLAINFIELD DRIVE  
350' SW OF ALMA ROAD  
1000' NE OF ELDORADO PARKWAY

## SITE PLAN

MEDICAL OFFICES  
STONEBRIDGE DR & PLAINFIELD DR  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

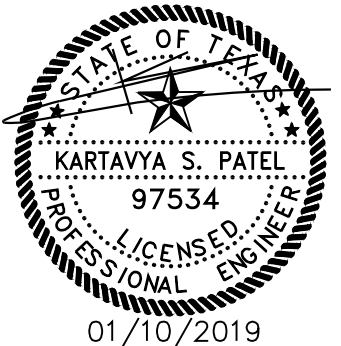


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W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	10/18/17	SEE SCALE	058-17

TX PE FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	06/04/18	1ST SITE PLAN SUBMITTAL	KP
2	08/21/18	PER CITY COMMENTS	KP
3	11/19/18	PER CITY COMMENTS	KP
4	11/30/18	PER CITY COMMENTS	KP
5	12/03/18	PER CITY COMMENTS	KP
6	01/10/19	PER CITY COMMENTS	KP