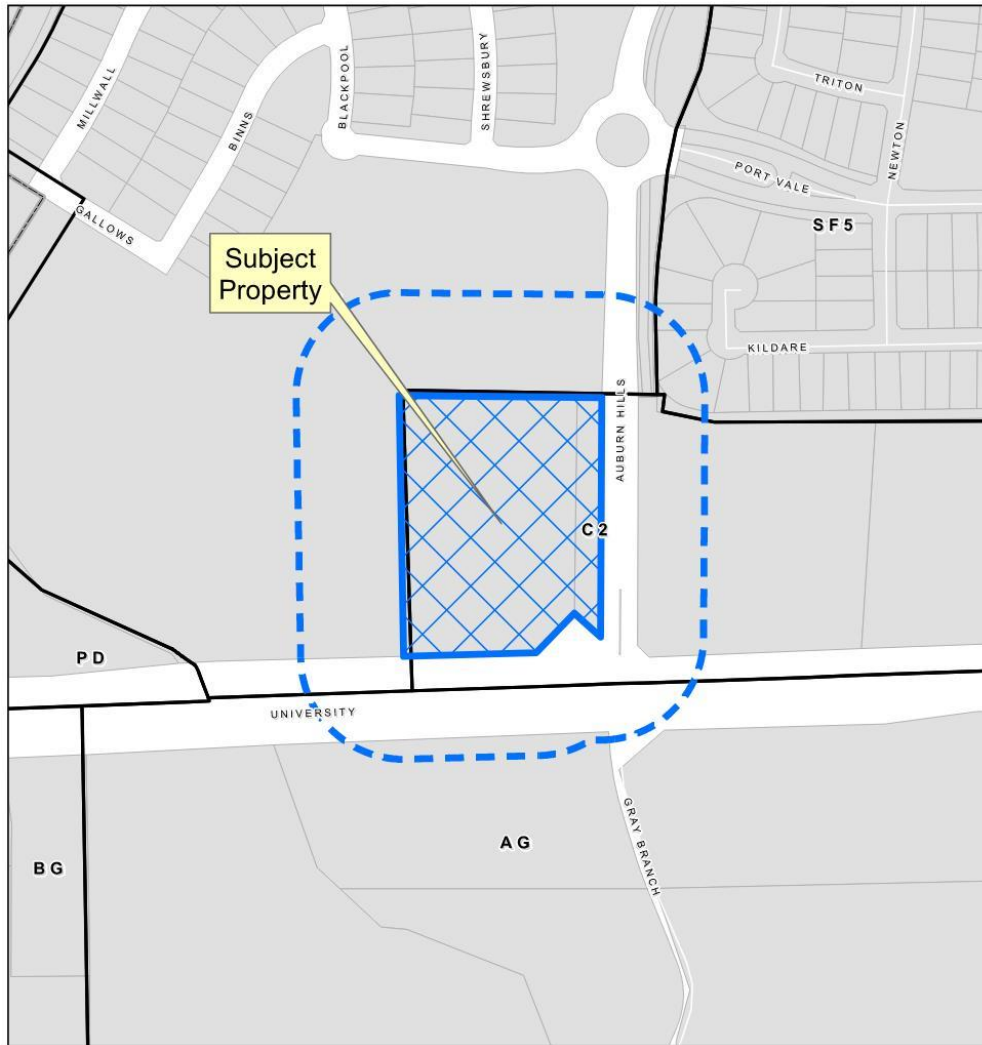


# Auburn Hills Office Park

20-0027SP



# Location Map





# Aerial Exhibit







Looking South



Looking Northwest

Surrounding Area





Looking Northwest

Surrounding Area



PLOTTED BY: DREW DOMOSKY  
PLOT DATE: 7/23/2020 10:21  
LOCATION: Z:\PROJECTS\PRO  
LAST SAVED: 6/30/2020 9:01

**ENGINEER**  
TEXAS REGISTRATION #1159  
1903 CENTRAL DR.  
SUITE #605  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLAYMOOREENG.COM

**DEVELOPER**  
COOP, LLC  
3900 S. STONEBRIDGE DRIVE, SUITE #1001  
McKINNEY, TEXAS 75070  
PH: 318.423.6111  
CONTACT: LINO ANDREANI  
EMAIL: lino@shb-inc.com

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POUR.
4. ALL REED PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
5. ALL HVAC UNITS TO BE ROOF MOUNTED.

**REMARKS:**

1. SANITATION CONTAINER SCREENING WALLS WILL BE 7' HEIGHT BRICK MASONRY, STONE MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND RAIL SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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 18 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**BENCHMARKS**

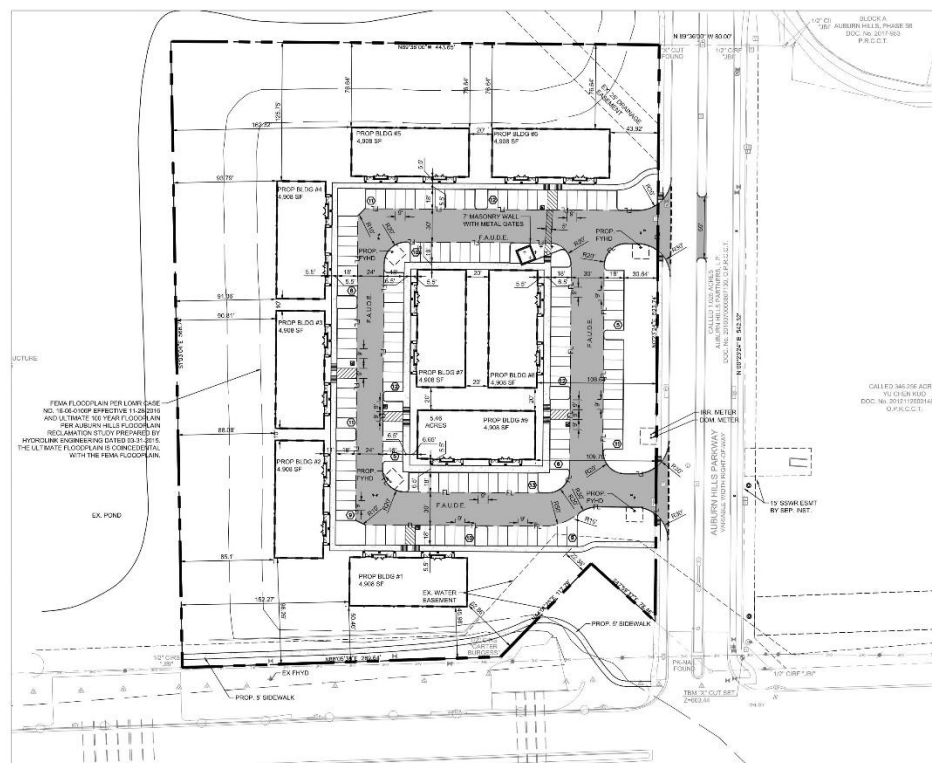
3125 BEND BAYVIEW RD. 1, "X" CUT APPROX 57' EAST AND 42' NORTH OF NORTH-EAST PROPERTY CORNER OF PROPERTY.  
ELEVATION: 685.55

3125 BEND BAYVIEW RD. 2, "X" CUT APPROX 34' SOUTH AND 75' EAST OF SOUTH-EAST PROPERTY CORNER.  
ELEVATION: 683.44

SITE PLAN
SHB MCKINNEY AUBURN HILLS

5.46 ACRES LEGAL DESCRIPTION: TRACT 23			
CITY: McKINNEY		STATE TEXAS	
COUNTY	ELMORE	ABSTRACT NO.	

DESIGNED:	UR
DRAWN:	UR
CHECKED:	AP
DATE:	06/20/2012
SHEET	
<b>C-1</b>	



**PARKING REQUIRED**  
OFFICE: 1 SPACE PER 400 SF  
**PARKING PROVIDED**  
STANDARD PARKING: 1000  
ADA-PARKING: 1000

SITE DATA TABLE	
SITE AREA (NET ROW TAX)	5.49 AC (227,113 SF)
LEGAL DESCRIPTION	TRACT 25, ABS 664 BALACH TOWER SURVEY
EXISTING ZONING	C2-LOCAL COMMERCIAL
OVERLAY DISTRICT	COMMERCIAL CORRIDOR
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA	44,172 SF
PROPOSED BUILDING HEIGHT	28'-0"
LOT COVERAGE	80.6%
FLOOR AREA RATIO	3.190 : 1
PERVIOUS AREA	123,085 SF
IMPERVIOUS AREA	314,249 SF
PERCENT IMPERVIOUS	48.3%

PARKING DATA TABLE

14,312 SF	111 SPACES
	144 SPACES TOTAL
	139 SPACES TOTAL
	5 SPACES TOTAL

GRAPHIC SCALE

40 70 80

1 inch = 40 ft.

SITE

300

FENCE

GREEN BENCH

VICINITY MAP

LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS

CLAYMOORE ENGINEERING

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: ERIN DOMOSKY  
Date: 12/25/21 Date: 06/30/2023

**SHB OFFICE PARK  
AUBURN HILLS  
McKINNEY, TEXAS**

## SITE PLAN



FILED BY SCOTT HILWIL  
 FILE DATE 7/2/2005 4:03 PM  
 LOCATION C:\USERS\SCOTT\HILWIL\DOCUMENTS\AUTOLOG\JUL05\KENNEY AUBURN SHS\KENNEY.JUL05.DWG  
 LIST SAVED 7/2/2005 2:10 PM

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Informational Only



Elevations-  
Informational Only



Informational Only



