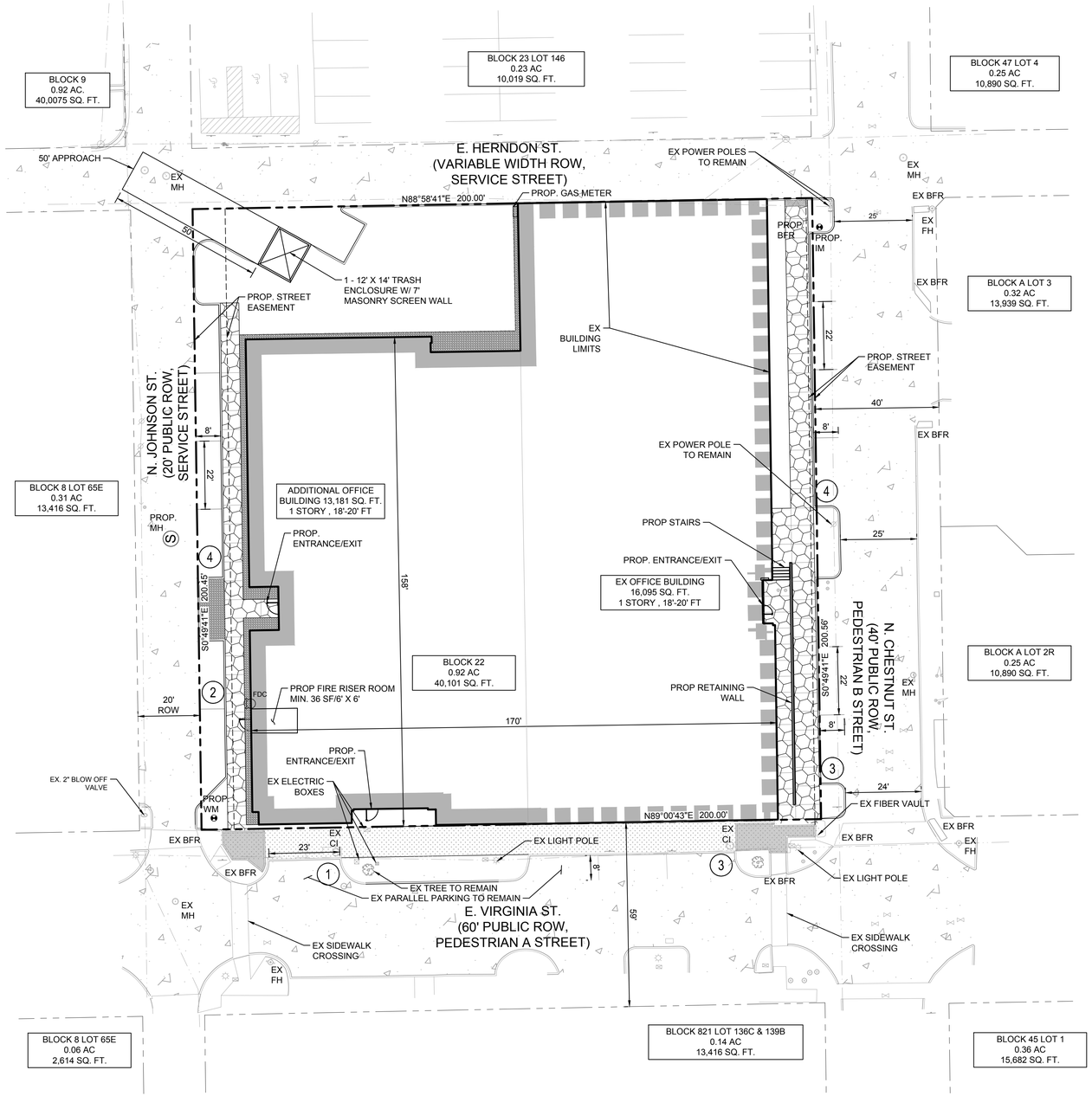

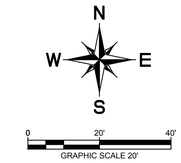

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED

SITE DATA SUMMARY TABLE

ZONING	MTC - DOWNTOWN CORE
PROPOSED USE	OFFICE
LOT AREA/ SQ. FT. AND AC	40,101 SQ.FT/ 0.92 AC
TOTAL BUILDING AREA (GSF) EX OFFICE (GSF) ADDITIONAL OFFICE (GSF)	29,276 SQ.FT. 16,095 SQ.FT 13,181 SQ.FT
BUILDING HEIGHT	18'-20" / 1 STORY
LOT COVERAGE	73.0%
FLOOR AREA RATIO:	1:0.73
REQUIRED PARKING* (1 SPACE : 400 SQ.FT.)	74
TOTAL PARKING PROVIDED**	17 SPACES
TOTAL HANDICAP REQUIRED***	4 SPACES
TOTAL HANDICAP PROVIDED***	4 SPACES
IMPERVIOUS SURFACE	33,154 SQ. FT.

*OFF STREET PARKING NOT REQUIRED
** PARKING PROVIDED VIA SHARED PARKING PER SECTION 206.E OF THE CITY OF MCKINNEY ZONING REGULATION
***HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

Know what's below.
Call before you dig.

CAUTION!!
EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NOTES

1. REFERENCE LANDSCAPE ARCHITECTS PLANS FOR SIDEWALK AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
2. ALL PAVEMENT TO BE CONSTRUCTED PER CITY OF MCKINNEY STANDARD CONSTRUCTION DETAILS.
3. REFERENCE LANDSCAPE, IRRIGATION, AND ELECTRICAL PLANS FOR ALL REQUIRED SLEEVING PRIOR TO PAVING.
4. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
5. BARRIER FREE RAMPS SHOWN AS SYMBOL ONLY. REFERENCE CITY OF MCKINNEY DETAILS.
6. REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES.
7. REFERENCE STANDARD CONSTRUCTION DETAILS FOR PAVING DETAILS.
8. THE CITY OF MCKINNEY CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
10. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO ADJUST ALL VALVE AND MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE
12. OFFSITE IMPROVEMENTS (WATER, DRAINAGE, AND PAVING) TO BE COORDINATED WITH CITY OF MCKINNEY STAFF AND TXDOT.
13. UTILITY LAYOUT IS CONCEPTUAL AND WILL CONTINUE TO BE COORDINATED WITH CITY STAFF, AND TXDOT.
14. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE. PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND BAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
15. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
16. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6. OF THE UNIFIED DEVELOPMENT CODE.

PARKING NOTE

SHARED PARKING FOR THIS DEVELOPMENT IS PROVIDED PER SECTION 206.E CITY OF MCKINNEY ZONING REGULATION IN THE ADJACENT PUBLIC CHESTNUT PARKING GARAGE.

TREE NOTE

ALL TREES TO REMAIN, REFERENCE TREE PRESERVATION PLAN.

FIRE ACCESS DOOR NOTE

ALL FIRE ACCESS DOORS SHALL BE IN A CONTRACTING COLOR BACK-GROUND. LETTERS MUST BE A MINIMUM HEIGHT OF 2 INCHES AND STROKE OF 3/8 INCH.

HVAC NOTE

ALL ROOF-MOUNTED HVAC UNITS MUST BE INSTALLED WITH PARAPET AT LEAST ONE FOOT TALLER THAN EQUIPMENT.

FIRE PUMP/RISER ROOM NOTES

FIRE RISER/PUMP ROOM DOORWAY OBSTRUCTIONS:
1. DOORWAYS INTO FIRE PUMP OR AUTOMATIC SPRINKLER RISER ROOMS SHALL NOT BE OBSTRUCTED. FIRE SPRINKLER UNDERGROUND AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BLOCK THE RISER ROOM DOOR. A 3 FT CLEAR AISLE SHALL BE MAINTAINED AT ALL TIMES FROM THE RISER ROOM DOOR TO ANY FIRE PROTECTION AND LIFE SAFETY EQUIPMENT.

CLEARANCE IN FIRE RISER/PUMP ROOM:
1. PER IFC §901.4.6 - WHERE PROVIDED, FIRE PUMP ROOMS AND/OR FIRE RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR INSTALLATION, TESTING, INSPECTION, SERVICE, MAINTENANCE, ETC.
2. ROOM MUST BE PROVIDED WITH DOORS AND UNOBSTRUCTED PASSAGEWAYS LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT.

FIRE PROTECTION SYSTEM NOTES

1. BUILDINGS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION. BUILDING IS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, CLASS 1 STANDPIPE, FIRE PUMP AND FIRE ALARM SYSTEM. IN ADDITION, THE FOLLOWING FIRE PROTECTION SYSTEMS WILL BE REQUIRED:
   - FIRE COMMAND CENTER WITH FLOOR NAVIGATION MAP
   - EMERGENCY VOICE EVAC FIRE ALARM SYSTEM
   - LUMINOUS EGRESS PATH MARKINGS
   - FARS/FIREFIGHTER AIR REPLENISHMENT SYSTEM
   - ERRC (EMERGENCY RESPONDER RADIO COVERAGE)
   - GRAPHIC FIRE ALARM ANNUNCIATOR

SITE PLAN
PROJECT SQUARE
BLOCK 22

Being 0.9206 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2026-0011
Submitted: February 2nd, 2026

Owner:
Michael & Nancy Malone
2607 W Point
McKinney, Texas 75070
Contact: Michael Malone
Phone: (561)900-3686

Developer:
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215 E Main St
Lakeland, Florida 33801
Contact: Neil Buck
Phone: (561)900-3686

Engineer:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: John Tedesco, P.E.
Phone: (469)301-2597

No.	REVISIONS	DATE	BY

Kimley»Horn
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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 060077800
DATE MARCH 2026
SCALE AS SHOWN
DESIGNED BY JJT
DRAWN BY EM
CHECKED BY JJT

PROJECT SQUARE
MCKINNEY, TEXAS

SITE PLAN

SHEET NUMBER
SP -1

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LAYOUT BY: xdate , xtime , xdim , xscav , xhtch , xrlead
PLOTTED BY: MADONIA, EDUARDO 3/6/2026 2:27 PM
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DWG NAME: SITE PLAN.dwg
DATE: Friday, March 06, 2026