

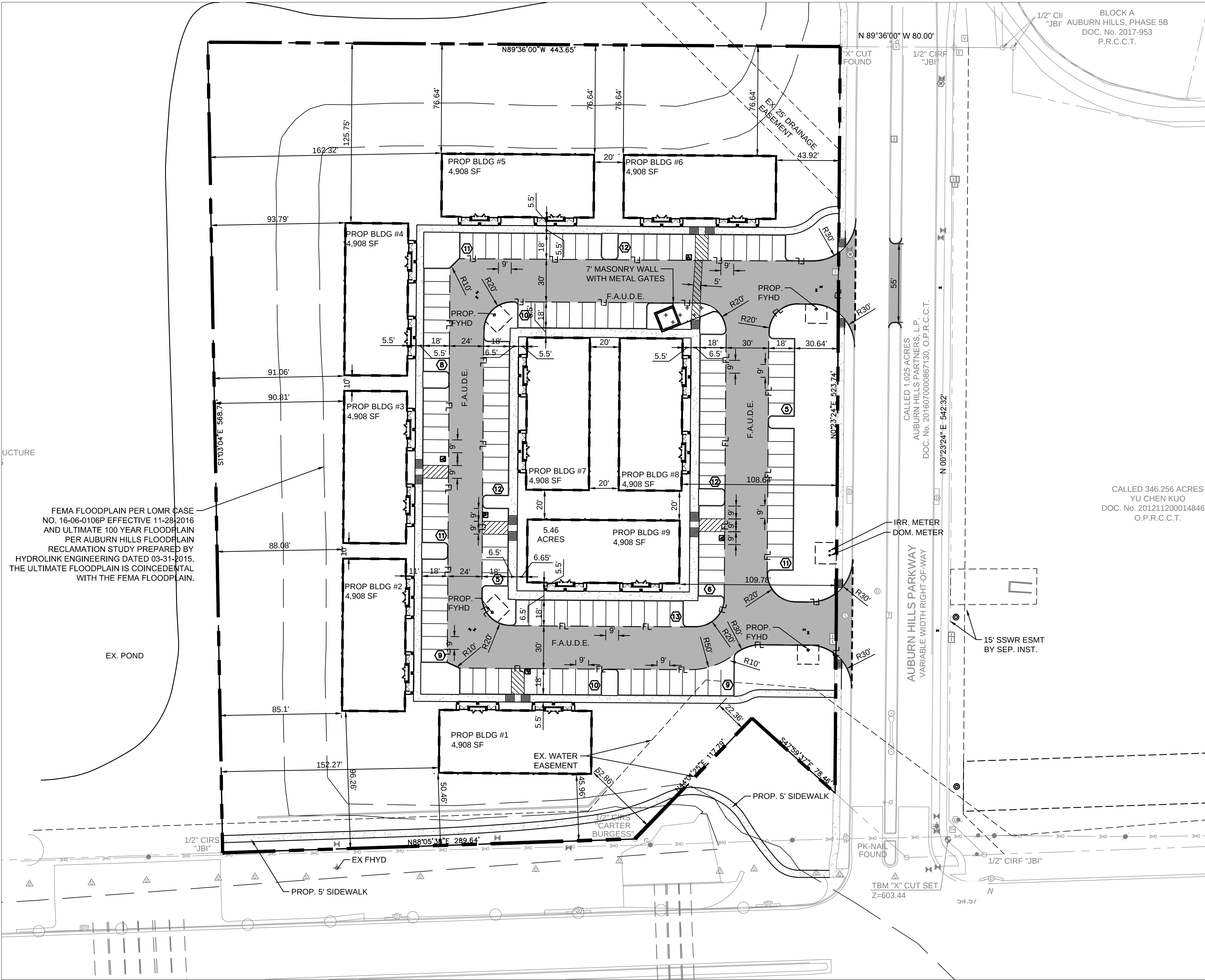
PLOTTED BY: DREW DONOSKY
 PLOT DATE: 7/24/2020 10:21 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2020-034 SHB MCKINNEY AUBURN\CAAD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 6/30/2020 9:01 AM

ENGINEER

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DEVELOPER

CCOP, LLC
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FEMA FLOODPLAIN PER LOMR CASE NO. 16-06-0106P EFFECTIVE 11-28-2016 AND ULTIMATE 100 YEAR FLOODPLAIN PER AUBURN HILLS FLOODPLAIN RECLAMATION STUDY PREPARED BY HYDROLINK ENGINEERING DATED 03-31-2015. THE ULTIMATE FLOODPLAIN IS COINCIDENTAL WITH THE FEMA FLOODPLAIN.

NOTES:

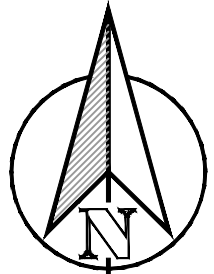
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
- ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY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

NOTES:

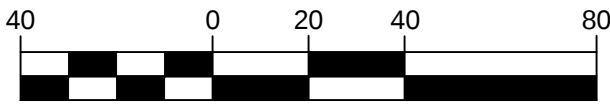
- SANITATION CONTAINER SCREENING WALLS WILL BE 7' HEIGHT BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- 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.

BENCHMARKS

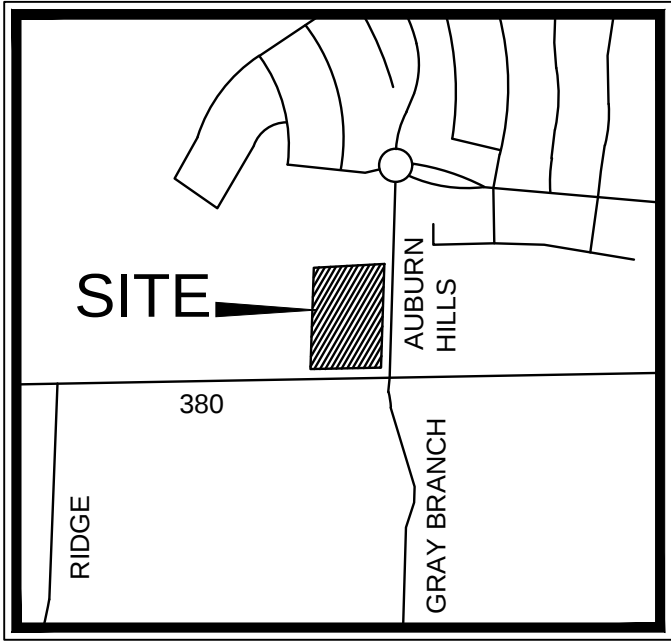
SITE BENCHMARK NO. 1: "X" CUT APPROX 87' EAST AND 52' NORTH OF NORTH EAST PROPERTY CORNER OF PROPERTY. ELEVATION: 608.16
 SITE BENCHMARK NO. 2: AN "X" CUT APPROX 34' SOUTH AND 79' EAST OF SOUTH EAST PROPERTY CORNER. ELEVATION: 603.44



GRAPHIC SCALE



1 inch = 40 ft.



VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY LINE
---	CURB & GUTTER
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	DUMPSTER DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK PAVEMENT
---	PROPOSED FULL DEPTH SAWCUT
(10)	PROPOSED PARKING COUNTS

SITE DATA TABLE

SITE AREA (NET ROW TAKE)	5.46 AC (237,813 SF)
LEGAL DESCRIPTION	TRACT 23, ABS 904 MALACHI TUCKER 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	18.6%
FLOOR AREA RATIO	0.186 : 1
PERVIOUS AREA	123,565 SF
IMPERVIOUS AREA	114,248 SF
PERCENT IMPERVIOUS	48.0%

PARKING DATA TABLE

PARKING REQUIRED OFFICE: 1 SPACE PER 400 SF	(44,172 SF)	111 SPACES
PARKING PROVIDED STANDARD PARKING SPACE		144 SPACES TOTAL
ADA PARKING SPACE		139 SPACES TOTAL
		5 SPACES TOTAL

SITE PLAN

SHB MCKINNEY AUBURN HILLS

5.46 ACRES
 LEGAL DESCRIPTION:
 TRACT 23

CITY:	McKINNEY	STATE:	TEXAS
COUNTY:	COLLIN	SURVEY:	MALACHI TUCKER
		ABSTRACT NO.	904

DESIGN: LRR
 DRAWN: LRR
 CHECKED: ASD
 DATE: 06/30/2020

SHEET

C-1

File No. 2020-034

TEXAS REGISTRATION #14199
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PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 125651 Date 06/30/2020

SHB OFFICE PARK
 AUBURN HILLS
 MCKINNEY, TEXAS

SITE PLAN

No.	DATE	REVISION	BY