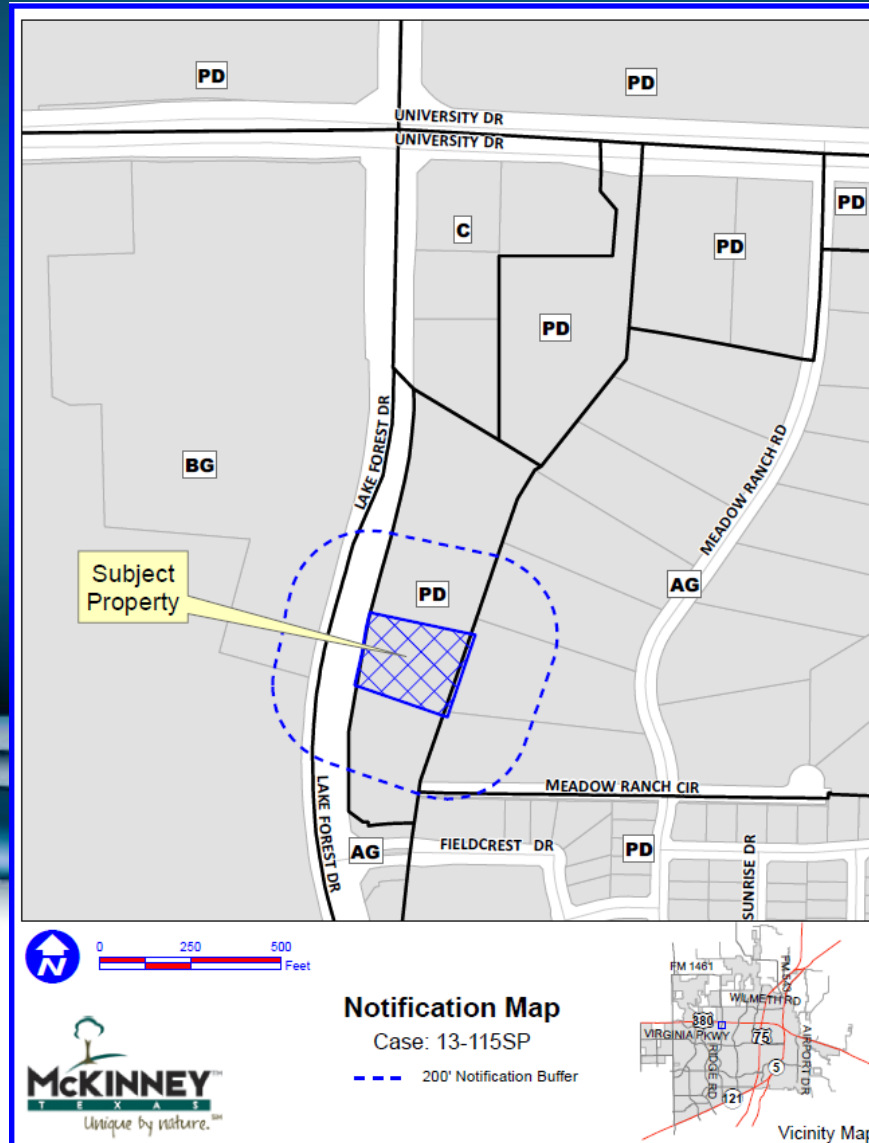


# Case No. 13-115SP

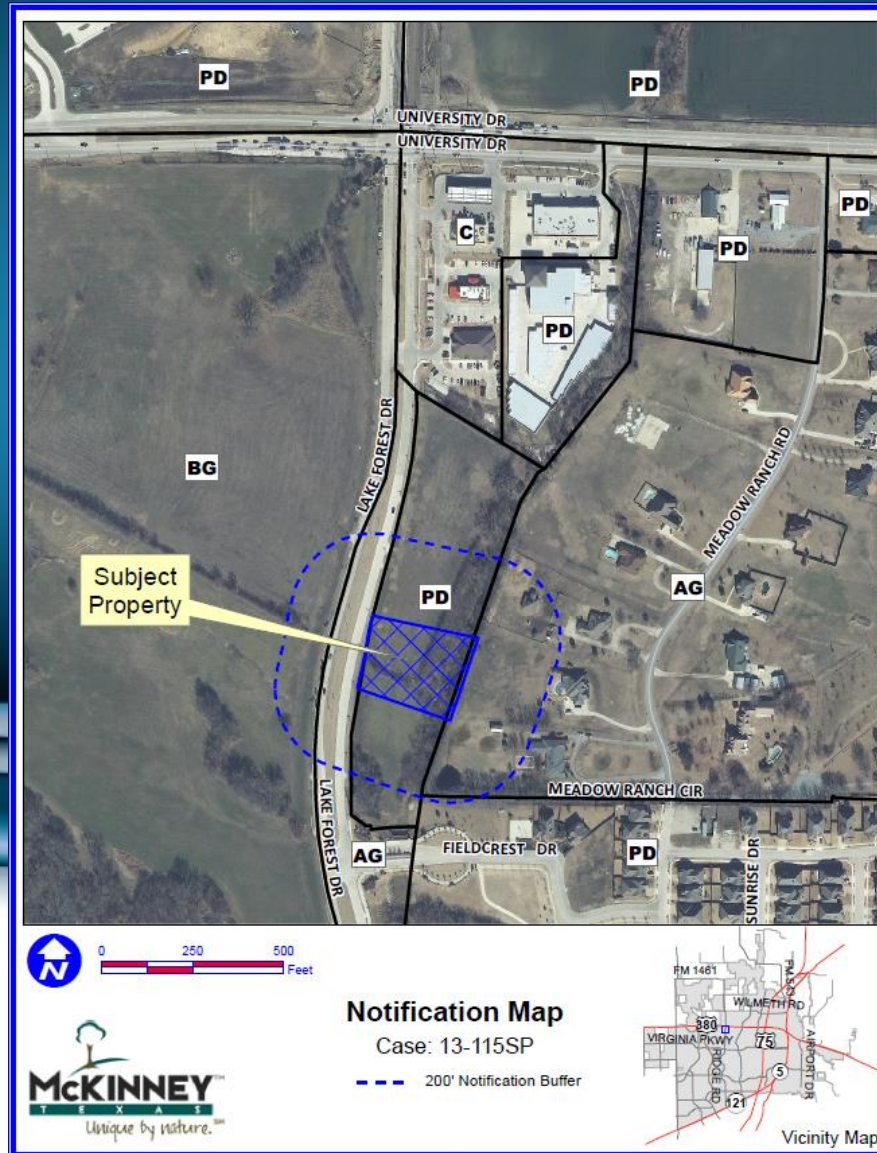
## Pinnacle Eye Associates



# Location Map



# Aerial Exhibit



# Proposed Site Plan



VICINITY MAP  
NOT TO SCALE



MAPSCO 305 Y

LEGEND

- BL BOLLARD
- EM ELECTRIC METER
- FP POWER POLE
- LS LIGHT STANDARD
- WM WASTE METER
- WV WASTE VALVE
- PC PRECISION CONTROL VALVE
- FI FIRE HYDRANT
- FC FIRE DEPARTMENT CONNECTION
- CE CLEAN OUT
- MS MANHOLE
- GS GAS METER
- TR TRAFFIC SIGNAL CONTROL
- TS TRAFFIC SIGNAL POLE
- TRF TRAFFIC SIGNAL
- TSB TELEPHONE BOX
- TV TV BOX
- PL PLAS PILE
- LA LANDSCAPE AREA
- PR PROPERTY LINE
- GL GULF POWER LINES
- VL VULF TELEPHONE LINES
- BLN BLVD. LIGHT LINE
- VLG VULF GAS LINE
- TRN TRUNK
- CM CONTROLLING MOMENTUM
- SR 5/8-INCH BORN ROD WITH POLY BIR & REV CAP 3/4"

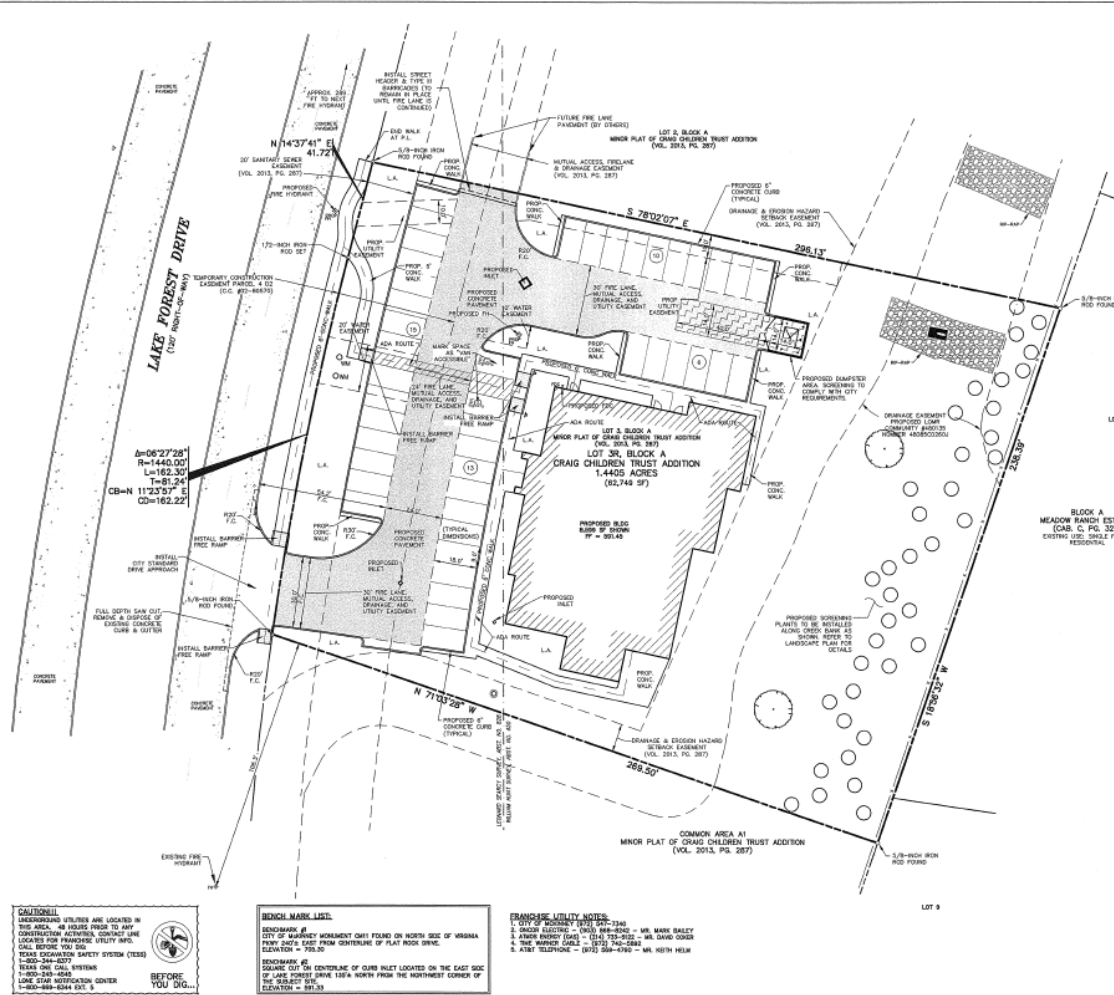
- PAVEMENT LEGEND
- ST STANDARD PAVEMENT
  - FL FIRE LANE PAVEMENT
  - DP DUMPSTER PAD AND APRON

ITEM	LOT 3R
ZONING	2010-06-016
PROPOSED USE	MEDICAL OFFICE
LOT AREA (SF/ACRES)	62,749 / 1.4205
BUILDING (SQ FT)	8,969
BUILDING HEIGHT (FT)	25 FT MAX
LOT COVERAGE (%)	13.7%
FLOOR AREA RATIO	0.141
PARKING REQUIRED	23 SPACES
HANDICAPPED PARKING REQUIRED	2 SPACES
PARKING PROVIDED	44 SPACES
HANDICAPPED PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA (SQ FT)	29,021

- CITY OF MCKINNEY SITE PLAN NOTES:**
- THE SANITATION SYSTEMS SHALL BE BRICK MANHOLES, STONE MANHOLES OR OTHER ARCHITECTURAL MANHOLES INCLUDING A METAL GATE, FINISH AND PAINTED, AND THE SANITATION CONTAINER GREENING WALLS, DATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
  - MANHOLES AND VENTERS AND AIR CONDITIONING EQUIPMENT AND HOMEAPPLIANCE UNITS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 88 LIGHTING AND SIGN REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**PROJECT LOCATION / DESCRIPTION:**  
 BUILDING TRUST CENTER, MEDICAL, SR. 380  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 LOT 3R, BLOCK A, CRAIG CHILDREN'S TRUST ADDITION

**NOTE:**  
 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.



**CAUTION!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE UTILITY LOCATOR FOR PUBLIC UTILITY INFO LOCATED FOR PUBLIC UTILITY INFO.  
 TEAM COORDINATION SHEET SYSTEM (TSS)  
 1-800-344-4207  
 BEANS ONE CALL SYSTEM  
 1-800-368-6868  
 LONG STAR MODIFICATION CENTER  
 1-800-889-8284 EXT. 6

**BENCH MARK LIST:**

BERNARDUS #1  
 CITY OF MCKINNEY MONUMENT ORIENTED NORTH SIDE OF VIRGINIA PARKWAY EAST FROM CENTERLINE OF PLAT ROAD DRIVE.  
 ELEVATION = 790.30

BERNARDUS #2  
 SQUARE CUT ON CENTERLINE OF CURB INLET LOCATED ON THE EAST SIDE OF LAKE FOREST DRIVE 128'6" NORTH FROM THE NORTHWEST CORNER OF THE SUBJECT SITE.  
 ELEVATION = 891.20

**FRANCHISE UTILITY NOTES:**

- UTILITY OF MCKINNEY 901-2340
- SMOON ELECTRIC - (940) 848-8202 - MR. MARK BAILEY
- AT&T CARRIER (817) 424-2222 - MR. GARY COOPER
- THE MCKINNEY CABLE - (972) 740-2882
- AT&T TELEPHONE - (972) 584-4100 - MR. NORTH HELM

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
1	10-11-12	REVISED ADA ROUTE AND STORM DRAINAGE	
2	12-17-2013		1549-13-013

**OWNER:**  
 UP DEVELOPMENT PARTNERS, LP  
 5600 TENNYSON PARKWAY  
 PLANO, TX 75024  
 SCOTT CHIRMES  
 972-294-7194 PHONE

**DEVELOPER:**  
 PINNACLE EYE ASSOCIATES  
 6840 W. VIRGINIA PARKWAY STE 135  
 MCKINNEY, TEXAS 75071  
 DR. CARRIE ALFERI  
 (972) 369-1411 PHONE

**PRELIMINARY FOR REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES.**  
 P. POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.  
 1912 BRAY CIRCLE, SUITE 200  
 MCKINNEY, TEXAS 75069  
 (972) 944-8888 PHONE  
 (972) 944-8888 FAX  
 WWW.POGUEENGINEERING.COM

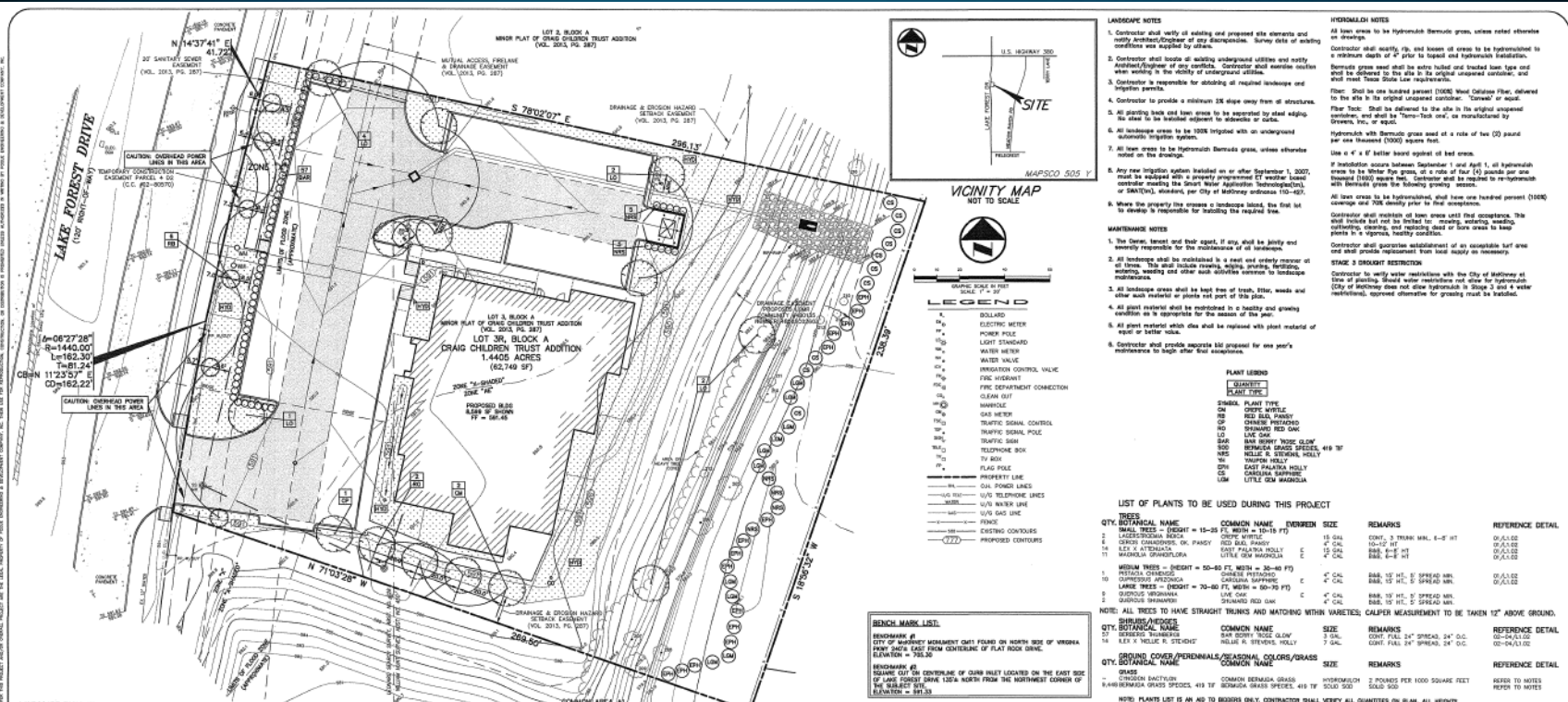
**P POGUE**  
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 (972) 944-8888 PHONE  
 (972) 944-8888 FAX  
 WWW.POGUEENGINEERING.COM

**SITE PLAN**  
 PINNACLE EYE ASSOCIATES CLINIC  
 LOT 3R, BLK. A, CRAIG CHILDREN'S TRUST ADD'N  
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450 &  
 LEONARD SEARCY SURVEY, ABSTRACT NO. 826  
 CITY OF MCKINNEY, TEXAS

SHEET NO. SP1.0



# Proposed Landscape Plan Option 2



**LANDSCAPE TABULATIONS**

**SITE LANDSCAPE REQUIREMENTS**

A minimum of 50% of the space yard shall be permanent landscape area. The street yard shall be defined as the area between the right property line and the minimum front setback line.

FOR PARALLELS AT THE INTERSECTION OF TWO STREETS, A THIRTY (30) FOOT LANDSCAPE BUFFER SHALL BE PROVIDED PARALLEL TO THE CORNER CUT. BUFFER CAN BE CENTERED TOWARDS THE MINIMUM 100' STREET YARD REQUIREMENT.

A MINIMUM OF 10% OF THE DRIVE SIDE SHALL BE DEDICATED TO LANDSCAPE AREAS.

A MINIMUM OF 50% OF THE TOTAL BUFFERED ZONE FOR THE PROPERTY SHALL BE LARGE AT THE TIME OF PLANTING.

WHENEVER AN OFF-STREET PARKING OR VEHICULAR USE AREA ADJACENT TO AN ADJACENT PROPERTY USE, A FORMER LANDSCAPE AREA OF AT LEAST ONE (1) FEET SHALL BE MAINTAINED WITHIN THE EDGE OF THE VEHICULAR USE AREA AND THE ADJACENT PROPERTY LINE.

WHENEVER A NON-RESIDENTIAL USE ADJACENT TO A RESIDENTIAL USE, THE VEHICLE STORAGE USE SHALL BE LOCATED AT A MINIMUM DISTANCE OF AT LEAST 10 FEET FROM THE ADJACENT PROPERTY LINE, AND THIS AREA SHALL BE PLANTED WITH ONE LARGE TREE PER LEASE OR LEASING UNIT.

LANDSCAPE SHALL BE MAINTAINED TO NOT BE VISIBLE FROM PUBLIC VIEW WITH AN ADJACENT STREET WITH A MINIMUM HEIGHT OF 3 FEET. A MINIMUM HEIGHT OF 3 FEET AT THE TIME OF PLANTING.

**STREET FRONTAGE LANDSCAPE REQUIREMENTS**

A MINIMUM OF 10 FEET LANDSCAPE BUFFER SHALL BE PROVIDED ADJACENT TO THE REAR OF ANY STREET FROM THIS A REAR THROUGHFRONT (SMALL THROUGHFRONT IS ANY STREET WITH A MINIMUM HEIGHT OF 3 FEET OR 40 FEET OF COVER). IF THE STREET IS DESIGNATED A MAJOR THOROUGHFARE, A MINIMUM OF 20 FEET

LANDSCAPE BUFFER SHALL BE PROVIDED. ON A CORNER LOT, ALL THROUGHFRONT SHALL COMPLY WITH THE GREATER OF THE REQUIRED LANDSCAPE REQUIREMENTS.

ONE LARGE TREE IS REQUIRED FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE.

NO MINIMUM LANDSCAPE AREA COUNTING TOWARDS THE MINIMUM REQUIREMENTS SHALL BE LESS THAN 30 SQUARE FEET. 10 FEET IN WIDTH. ALL PROVIDED LANDSCAPE AREA SHOULD BE PLANTED AT LEAST THE SIZE OF ONE PARKING SPACE ON THE RESERVE SIDE.

INTERNAL LANDSCAPE AREAS SHALL HAVE AT LEAST ONE TREE PLANTED WITHIN 40 FEET OF EACH PARKING SPACE.

INTERNAL LANDSCAPE AREAS SHALL HAVE AT LEAST ONE TREE PLANTED FOR EVERY 1 PARKING SPACE WITHIN PARKING SPACES WITH MORE THAN TWENTY SPACES PROVIDED.

A LANDSCAPE ISLAND SHALL BE LOCATED AT THE REMAINS OF EACH PARKING ROW, AND SHALL CONTAIN AT LEAST ONE LARGE TREE.

A MINIMUM OF 75% OF THE FRONTAGE OF PARKING LINES ADJACENT TO A MAJOR THOROUGHFARE SHALL BE PLANTED WITH ONE LARGE TREE PER LEASE OR LEASING UNIT.

CONCRETE SHALL BE FINISHED WITH A FINISH THAT PROVIDES A COMBINATION OF THE ABOVE WITH A MINIMUM COVERED HEIGHT OF 3 FEET. A WALL USED FOR PARKING LOT SCREENING SHALL BE CONSIDERED A LANDSCAPE ELEMENT IN THE FORM OF LOW VEGETATION AND BE MAINTAINED TO MATCH THE APPEARANCE OF THE WALL.

**FRANCHISE UTILITY NOTES:**

1. CITY OF MIDWAY (702) 330-7340
2. STATE OF TEXAS (817) 798-7340
3. AMEREN ENERGY (504) 732-2025 - MR. DAVID ORLBY
4. AT&T (817) 794-9889
5. AT&T TELEPHONE - (972) 588-6789 - MR. KATHI HELM

**CAUTION!!**

LANDSCAPE UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE UTILITY COMPANIES TO LOCATE THE UTILITIES. CALL BEFORE YOU DIG.

1-800-344-6377  
TOLL FREE CALL NUMBER  
1-800-240-4500  
TOLL FREE INTERSECTION CENTER  
1-800-889-8244 EXT. 8

**BEFORE YOU DIG**

**SITE LANDSCAPE REQUIREMENTS**

Item	Requirement	Quantity	Unit	Remarks
1	Street Frontage	200.00	LF	Lake Forest Drive
2	Town Street Frontage	200.00	LF	
3	Parking Spaces Provided	48	Spaces	
4	Required Street View (15%)	816	SF	
5	Proposed Street Trees	3,390	SF	
6	Required Side View Landscaping (15%)	8,275	SF	
7	Proposed Side View Landscaping	9,488	SF	
8	Required Street Trees (14% LF)	6		Lake Forest Drive
9	Proposed Street Trees	8		
10	Interior Parking Lot Trees Required (17% spaced)	6		
11	Interior Parking Lot Trees Provided	6		
12	Parking Lot Screening Landscaping (75% of footage)	155.79	LF	Lake Forest Drive
13	Parking Lot Screening Provided	177	LF	
14	% Check between Required and Provided	115%		

**OWNER**  
LF DEVELOPMENT PARTNERS, LP  
5600 TEHAWSON PARKWAY  
PLANO, TX 75024  
SCOTT CHRMES  
972-234-7194 PHONE

**DEVELOPER**  
PINNACLE EYE ASSOCIATES  
6840 W. VIRGINIA PARKWAY STE. 135  
MCKINNEY, TEXAS 75071  
DR. CARRIE ALFIER  
(972) 369-1411 PHONE

**PI POGUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
1321 BRAY CENTER, SUITE 200  
MCKINNEY, TEXAS 75069  
TEL: 972-562-3333 FAX: 972-562-3333

**LANDSCAPE PLAN ALTERNATIVE #2**  
PINNACLE EYE ASSOCIATES CLINIC  
LOT 3R, BLK A, CRAIG CHILDREN'S TRUST ADD'N  
LEONARD HUNT SURVEY, ABSTRACT NO. 450 &  
LEONARD SEARCY SURVEY, ABSTRACT NO. 826  
CITY OF MCKINNEY, TEXAS

**SHEET NO.**  
L1.01

**END NO. 1548-13-23-LANDSCAPE PLAN 02/08**

# Tree Line



# Tree Line

