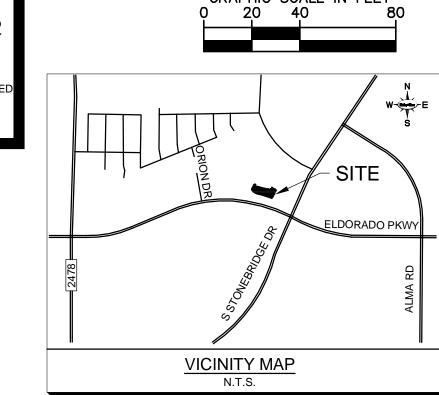


## NOTES

- GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT I 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- EXISTING SS LINE MUST BE TV'D AND INSPECTED PRIOR TO CITY ACCEPTANCE OF LINE.
- 6' TALL WROUGHT IRON FENCE WITH MASONRY COLUMNS SPACEI 10 FEET ON CENTER AND LIVING SCREEN FOR MECHANICAL SCREENING WALL. NORTH GATES TO BE SOLID GATES.



LEGEND	
PROPOSED FIRE LANE	FL-
EXISTING PAVEMENT	
PROPOSED BUILDING	
PROPERTY LINE	
FIRE LANE STRIPING	——————————————————————————————————————
SETBACK (BUILDING AND LANDSCAPE)	
PEDESTRIAN CROSSWALK	7//////
PARKING COUNT	X
LANDSCAPE AREA	LSA
BARRIER FREE RAMP	BFR
FIRE DEPARTMENT CONNECTION	FDC
PROPOSED EASEMENT	
EXISTING EASEMENT	
PARKING OVERHANG	
EXISTING LIGHT POLE	•
EXISTING IRRIGATION METER	8

SITE DATA TABLE	
ZONING	0-1S-PD ORD. NO. 2003-0
LOT AREA	2.01 AC. / 87,682 SF
PROPOSED USE	MEDICAL OFFICE
LOT COVERAGE DATA	
FLOOR AREA RATIO (FAR)	0.211 : 1
IMPERVIOUS AREA	43% / 37,889 SF
LOT COVERAGE AREA	21% / 18,498 SF
BUILDING "C"	
REQUIRED PARKING (1:300)	26 SPACES
PROVIDED PARKING	35 SPACES
BUILDING HEIGHT	28 FEET
BUILDING SQ. FT.	7,606 SQ. FT.
BUILDING "D"	
REQUIRED PARKING (1:300)	18 SPACES
PROVIDED PARKING	27 SPACES
BUILDING HEIGHT	28 FEET
BUILDING SQ. FT.	5,238 SQ. FT.
BUILDING "E"	
REQUIRED PARKING (1:300)	19 SPACES
PROVIDED PARKING	28 SPACES
BUILDING HEIGHT	28 FEET
BUILDING SQ. FT.	5,654 SQ. FEET
TOTAL PARKING REQUIRED	63
TOTAL PARKING PROVIDED	90
HANDICAP REQUIRED	3
HANDICAP PROVIDED	6

## **BENCHMARKS**

SQUARE CUT ON CONCRETE CURB INLET, LOCATED APPROXIMATELY 69' NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ELDORADO PARKWAY WEST, AND ALSO BEING APPROXIMATELY 326.9' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE. ELEVATION = 747.50'

SQUARE CUT ON CONCRETE CURB INLET, LOCATED APPROXIMATELY 261.7' NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ELDORADO PARKWAY WEST, AND ALSO BEING APPROXIMATELY 659.2' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE. ELEVATION = 747.77'

CITY OF MCKINNEY GPS MONUMENT NUMBER 12 FOUND, APPROXIMATELY 73' NORTH OF THE CONCRETE CUL-DE-SAC AT THE INTERSECTION OF LAKE CREEK DRIVE AND CREEKLINE WAY. SAID MONUMENT BEING APPROXIMATELY 114' NORTHEAST FROM THE HOUSE LOCATED AT 6900 EDGEWATER DRIVE. ELEVATION = 665.77'



OH.

SHEET NUMBER C-01