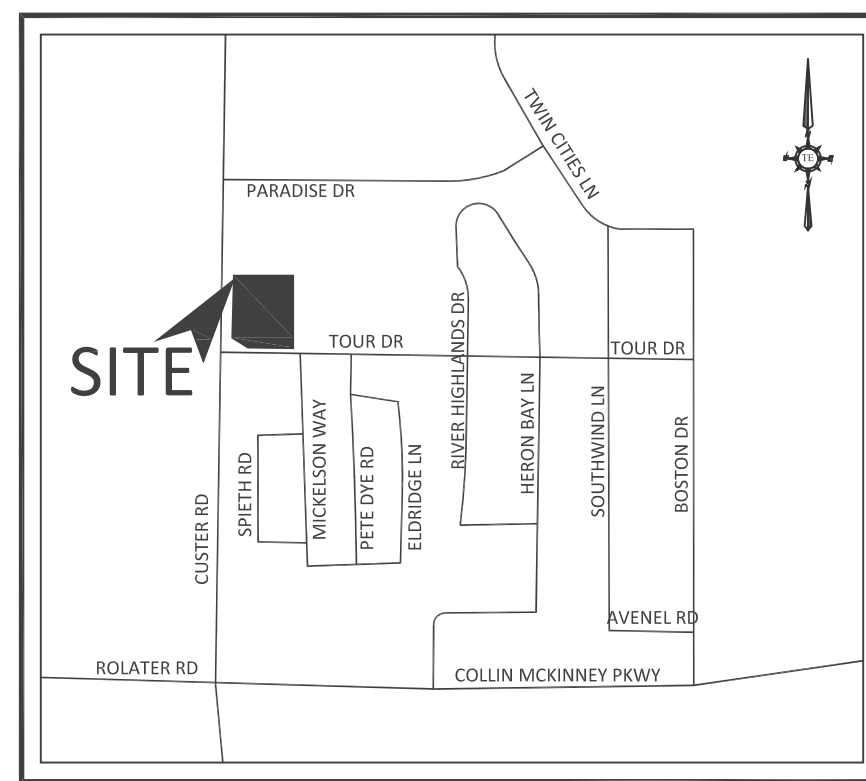
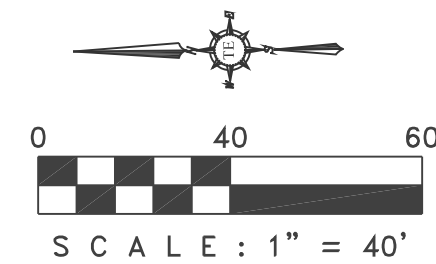


# MEDICAL OFFICES DEVELOPMENT PLANS

1.722 ACRES BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN E.ALEXANDER SURVEY, ABS # 18  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



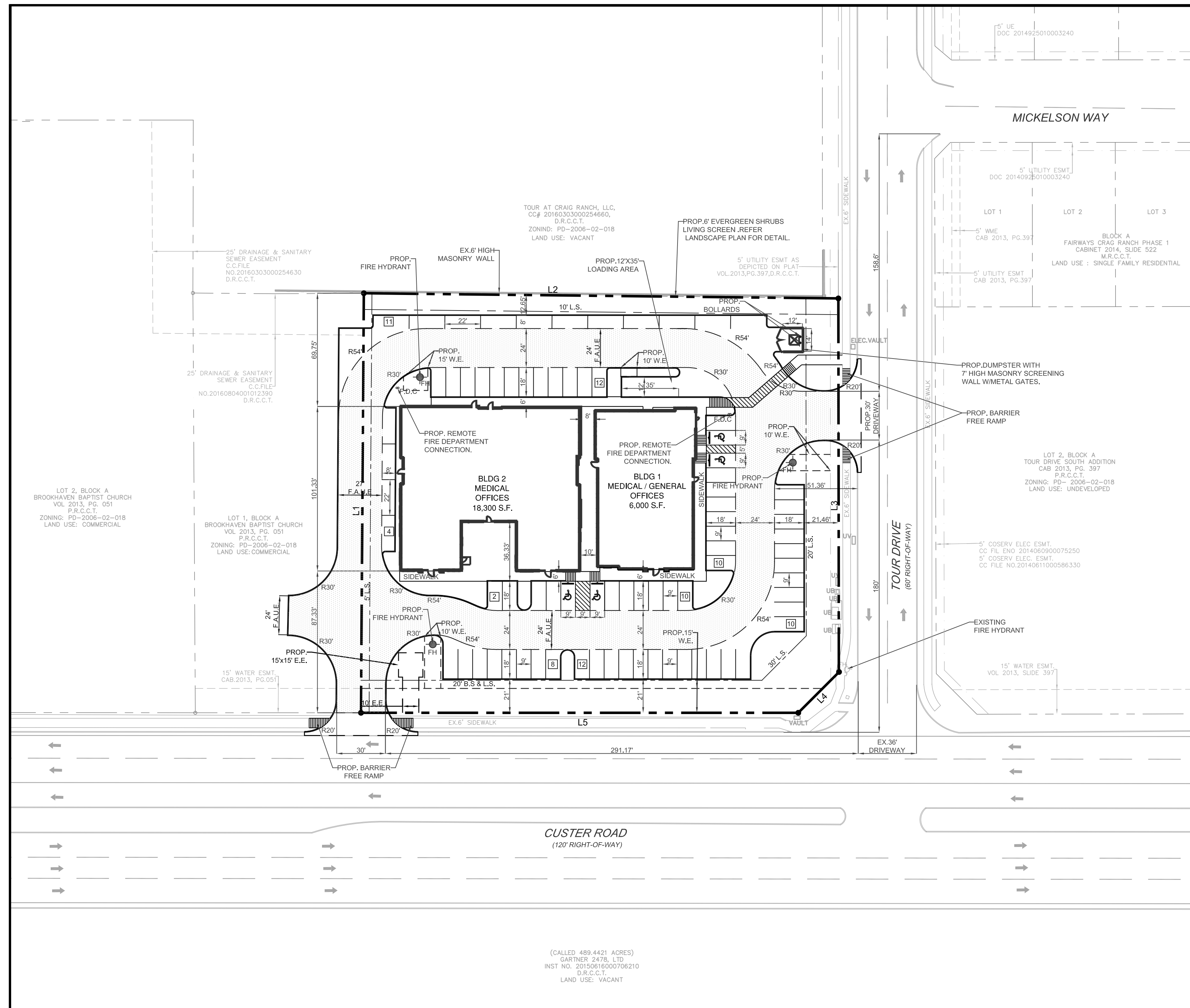
VICINITY MAP  
N.T.S.

### LEGEND

EXISTING BOUNDARY	---
EXISTING CURB & GUTTER	---
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED SAW-CUT	---
PROPOSED HANDICAP SIGN	♿
PROPOSED HANDICAP LOGO	♿
PROPOSED CONCRETE WHEEL STOP	▬
PROPOSED FIRE LANE	▬
WATERLINE EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE ACCESS & UTILITY ESMT	F.A.U.E.
UTILITY VALUT	UV
UTILITY BOX	UB

### PROJECT CONTACT LIST

<b>OWNER/APPLICANT</b> 121 HUFFMAN MEDICAL / PARK LLC 5880 ASHILL DR, SUITE 100 PLANO, TEXAS 75024 CONTACT: JERRY HUFFMAN TEL: 214-552-1445	<b>SURVEYOR</b> A&W SURVEYORS, INC P.O. BOX 870029 220 GUS THOMASSON ROAD MESWUITE, TX 75150 CONTACT: JOHN S TURNER TEL: 972-681-4975
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 214-609-9271	<b>ARCHITECT</b> CORNERSTONE PROJECTS GROUP, LLC 4770 BRYANT IRVIN CT, SUITE 200 FORT WORTH, TEXAS 76107 CONTACT: JESSICA PIPKIN TEL: 817-991-4053 EMAIL: JPIPKIN@CORNERSTONEBAC.COM



### SITE PLAN STANDARD NOTES:

- SANITATION CONTAINER SCREENING WALL WILL BE 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.

### SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING ZONING	PD 2006-02-018
PROPOSED USE	MEDICAL / GENERL OFFICES
GROSS ACREAGE	1.722 ACRES (75,008 S.F.)
PROPOSED BLDGS	
BLDG 1	
MEDICAL OFFICE	3,300 S.F.
GENERAL OFFICE	2,700 S.F.
BLDG 1 TOTAL SQAURE FOOTAGE	6,000 S.F.
BLDG 2 (2 STORY -MEDICAL OFFICES)	
1ST STORY ( BUILDING FOOT FRINT)	10,408 S.F.
2ND STORY	7,892 S.F.
BLDG 2 TOTAL SQAURE FOOTAGE	18,300 S.F.
OVERALL GROSS BLDG SQUARE FOOTAGE (BLDG 1 & BLDG 2)	24,300 S.F.
PROPOSED BLDG. HEIGHTS	
BLDG 1	23'
BLDG 2	44'
PARKING REQUIREMENT	
MEDICAL OFFICES (1 PER 300 S.F.)	
BLDG 1	11
BLDG 2	61
GENERAL OFFICES (1 PER 400 S.F.)	
BLDG 1	7
TOTAL PARKING REQUIRED	79
REQUIRED HANDICAP PARKING	3
TOTAL PARKING PROVIDED	79 (INCLUDING 4 HANDICAP)
PERCENTAGE OF LOT COVERAGE	21.87%
FLOOR AREA RATIO	
BLDG 1	0.08:1
BLDG 2	0.14:1
IMPERVIOUS COVERAGE	58,770 S.F. OR 78.35%
OPEN SPACE/LANDSCAPE AREA	16,238 S.F. OR 21.65 %

### BOUNDARY LINE DATA

NO.	BEARING	DISTANCE
L1	S 89°59'16" E	258.41'
L2	S 00°14'56" W	292.27'
L3	S 89°33'03" W	230.20'
L4	N 45°24'48" W	35.35'
L5	N 00°22'39" W	269.32'

**SITE PLAN**  
**MEDICAL / GENERAL OFFICES**  
**NEC OF CUSTER RD & TOUR DR**  
**CITY OF MCKINNEY**  
**COLLIN COUNTY, TEXAS**



214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com  
 W: triangle-engr.com I: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
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KP AR 04/27/17 SEE SCALE 089-16

TX PE FIRM #11525

3

NO.	DATE	DESCRIPTION	BY
1	05/15/17	1ST SITE PLAN SUBMITTAL	KP
2	06/27/17	PER CITY COMMENTS	KP
3	07/10/17	1ST CITY CIVIL SUBMITTAL	KP

