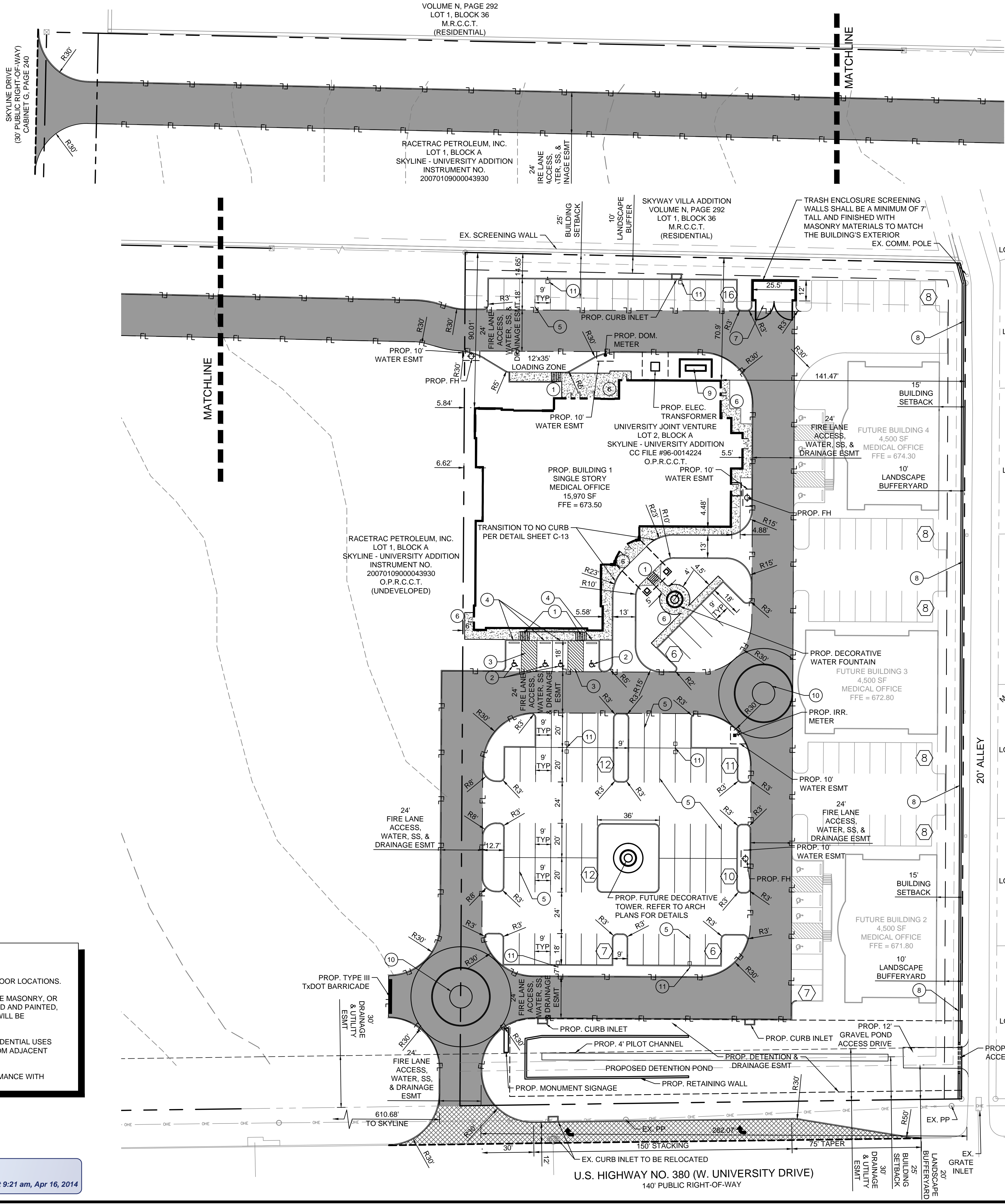


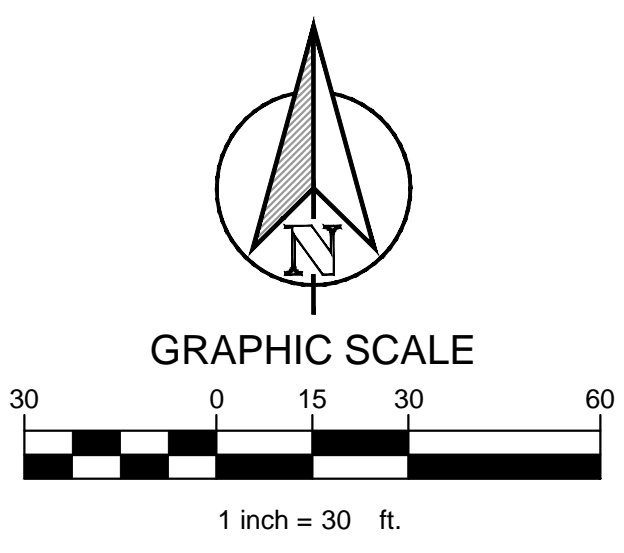
DREW BY: 4/15/2014 3:05 PM
 PLOT DATE: 4/15/2014 9:43 AM
 LOCATION: C:\CLAYMOORE\ASD\PROJECTS\2013-088 MCKINNEY SKYLINE MOB\CADD\SHEETS\SP-1 COMMERCIAL SITE PLAN.DWG
 LAST SAVED: 4/15/2014 9:43 AM

VOLUME N, PAGE 292
 LOT 1, BLOCK 36
 M.R.C.C.T.
 (RESIDENTIAL)

SKYLINE / 380 ADDITION
 INSTRUMENT NO.
 20090812010002030
 LOT 4, BLOCK A
 P.R.T.C.T.



PARKING TABLE	
1 SPACE PER EVERY 300 SF	
BUILDING 1	
15,970 SF MOB	
TOTAL REQUIRED	54 (3 ADA)
PARKING PROVIDED	84 (4 ADA)
BUILDING 2	
4,500 SF MOB	
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	15 (4 ADA)
BUILDING 3	
4,500 SF MOB	
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	16 (4 ADA)
BUILDING 4	
4,500 SF MOB	
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	16 (4 ADA)



LEGEND	
[Symbol]	STANDARD CONCRETE PAVEMENT
[Symbol]	FIRE LANE
[Symbol]	PROPOSED DECELERATION LANE. REFER TO TxDOT PLANS BY CLAYMOORE ENGINEERING FOR DETAILS.
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT

CONSTRUCTION SCHEDULE	
①	HANDICAP RAMPS PER DETAILS SHEET C-13
②	HANDICAP SYMBOL PER DETAILS SHEET C-13
③	PAVEMENT STRIPING PER DETAILS SHEET C-13
④	HANDICAP SIGN DETAILS PER DETAILS C-13
⑤	4' PARKING STALL STRIPING COLOR: WHITE (TYP)
⑥	SIDEWALK PER DETAILS SHEET C-13
⑦	PROPOSED DUMPSTER AREA AND ENCLOSURE REFER TO ARCH PLANS FOR DETAILS
⑧	PROPOSED 6' TALL MASONRY WALL REFER TO ARCH PLANS FOR DETAILS
⑨	PROPOSED GENERATOR AND SCREENING ENCLOSURE REFER TO ARCH PLANS FOR DETAILS
⑩	PROPOSED DECORATIVE PAVING REFER TO ARCH PLANS FOR DETAILS
⑪	PROPOSED LIGHTPOLE. REFER TO ARCH PLANS FOR DETAILS

METER SCHEDULE	
DOMESTIC	1 - 2" METER
IRRIGATION	1 - 1 1/2" METER

PROPERTY TABLE	
LOT AREA	3.2709 ACRES
PROPOSED USE	MEDICAL OFFICE
ZONING	PD - 94-10-40 PD - 97-06-35
LOT COVERAGE	11.25%
FLOOR TO AREA RATIO	9 : 80
BUILDING HEIGHT	30' - 8" - 1 STORY

**CITY OF MCKINNEY
 ENGINEERING DEPARTMENT
 RELEASED FOR CONSTRUCTION**

DATE _____ BY _____

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-347-7420. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - SANITATION CONTAINER SCREENING WALLS 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

Benchmark

City of McKinney CM 17, being 13 feet South of the South Right-Of-Way line of U.S. Highway 380, at the Southeast corner of the intersection of Tarade Day and U.S. Highway No. 380, at a storm drain. Elevation = 607.847'

RECEIVED
 By Planning Department at 9:21 am, Apr 16, 2014

LEGAL DESCRIPTION: 3.2709 ACRES SKYLINE - UNIVERSITY ADDITION BLOCK A, LOT 2	
OWNER: UNIVERSITY JOINT VENTURE 3525 TURTLE CREEK BLVD. DALLAS, TX 75219 PH: 972.858.3433	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1105 CHEEK SPARGER RD, SUITE #1 COLLEYVILLE, TX 76034 PH: 817.281.0572	
SURVEYOR: TEXAS HERITAGE SURVEYING, LLC. 10610 METRIC DR, SUITE 124 DALLAS, TX 75243 PH: 214.340.9700	
CITY: McKinney	STATE: TEXAS
COUNTY: COLLIN	SURVEY: JACOB DUNBAUGH SURVEY
ABSTRACT NO. 257	

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
 1105 CHEEK SPARGER RD, SUITE #1
 COLLEYVILLE, TX 76034
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 95813, Date: 4/15/2014

**ASC / MOB PARK
 LOT 2, BLOCK A
 SKYLINE - UNIVERSITY ADDITION
 HWY. 380 & SKYLINE DR.
 MCKINNEY, TX 75071**

No.	DATE	REVISION

COMMERCIAL SITE PLAN
 SHEET
SP-1
 File No. 2013-088