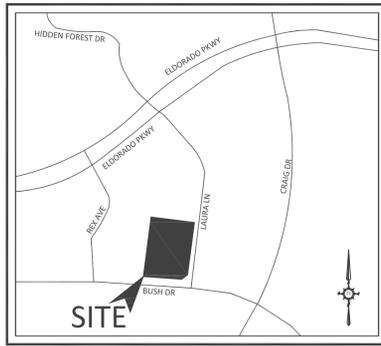
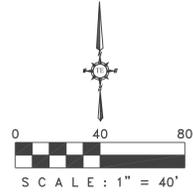


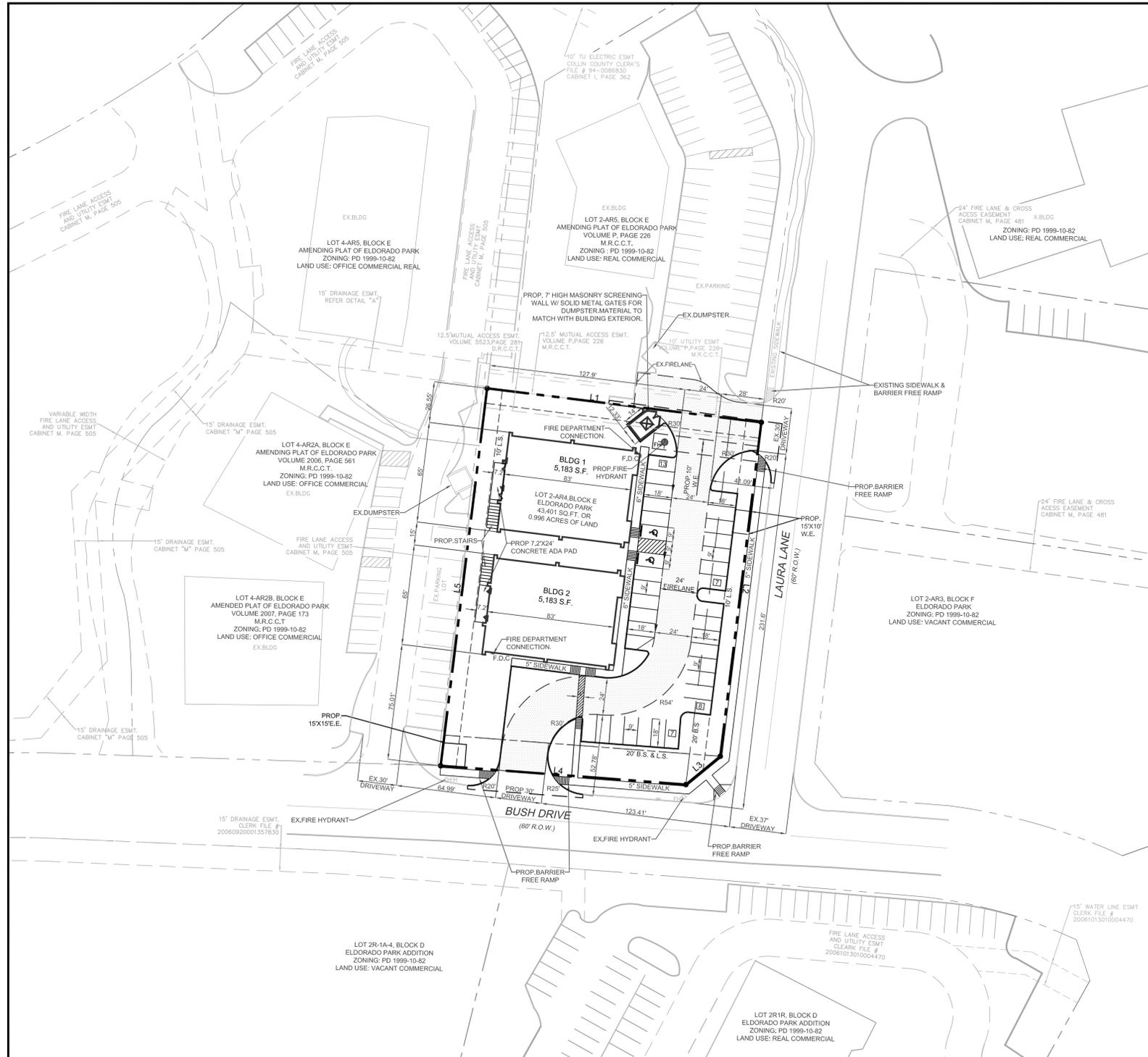
MEDICAL OFFICES DEVELOPMENT PLANS
 0.996 ACRES BEING LOT 2-AR4, BLOCK E, ELDORADO PARK, AN ADDITION TO THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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	▬
PROPOSED RETAINING WALL	▬
PROPOSED FENCE	▬
WATERLINE EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.

SITE DATA SUMMARY	
NUMBER OF LOTS	1 (LOT 2-AR4, BLOCK E)
EXISTING ZONING	PD 1999-10-82
PROPOSED USE	MEDICAL OFFICES
GROSS ACREAGE	0.996 ACRES (43,401 S.F.)
NET ACREAGE	0.996 ACRES (43,401 S.F.)
PROPOSED BLDG	
MEDICAL OFFICE	5,183 S.F.
MEDICAL OFFICE	5,183 S.F.
OVERALL GROSS BLDG SQUARE FOOTAGE	10,366 S.F.
PROPOSED BLDG. HEIGHT	25'
NUMBER OF STORIES	1
PARKING REQUIREMENT	
MEDICAL OFFICES (1 PER 300 S.F.)	35
TOTAL PARKING REQUIRED	35
REQUIRED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	35 (INCLUDING 2 HANDICAP)
PERCENTAGE OF LOT COVERAGE	23.88%
FLOOR AREA RATIO (TOTAL GROSS AREA)	0.23:1
IMPERVIOUS COVERAGE	28,632 S.F. OR 65.97%
OPEN SPACE/LANDSCAPE AREA	14,769 S.F. OR 34.02%



SITE PLAN STANDARD NOTES:

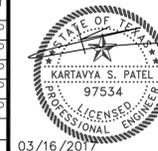
- SANITATION CONTAINER SCREENING WALL WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- MECHANICAL 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER/APPLICANT BBX TECHNOLOGIES LLC 2150 S CENTRAL EXPY, SUITE 200 MCKINNEY, TX 75070 CONTACT: DRISS & MOK BOUAZZI TEL:(214) 550-3250
ENGINEER TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1333 MCDERMOTT ROAD, STE 200 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL:214-609-9271
SURVEYOR GLOBAL LAND SURVEYING, INC 2030 'G' AVENUE, SUITE 1104 PLANO, TX 75074 CONTACT: JASON L MORGAN (972) 881-1700

BOUNDARY LINE DATA		
NO.	BEARING	DISTANCE
L1	S 83°29'19" E	179.90'
L2	S 06°30'41" W	218.16'
L3	S 50°10'28" W	28.94'
L4	N 86°09'45" W	160.09'
L5	N 06°30'41" E	246.56'

SITE PLAN				
MEDICAL OFFICES				
NWC OF LAURA LN & BUSH DR				
CITY OF MCKINNEY				
COLLIN COUNTY, TEXAS				
STATE OF TEXAS KARTAWYA S. PATEL 97534 LICENSED PROFESSIONAL ENGINEER				
Planning Civil Engineering Construction Management				
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	01/25/17	SEE SCALE	086-16
TX PE FIRM #11525				
3				

NO.	DATE	DESCRIPTION	BY
1	01/30/17	1ST CITY CIVIL SUBMITTAL	KP
2	02/13/17	2ND CITY CIVIL SUBMITTAL	KP
3	02/27/17	3RD CITY CIVIL SUBMITTAL	KP
4	03/13/17	4TH CITY CIVIL SUBMITTAL	KP
5	03/16/17	5TH CITY CIVIL SUBMITTAL	KP



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