



SITE DATA	
Existing Zoning	'C1' - Neighborhood Commercial District
Proposed Use	Medical Office/Retail/Restaurant
Lot Area	0.82 Ac. (35,680 Sq. Ft.)
Building Floor Area	6,600 Sq. Ft.
Building Height	26' - 0"
Floor Area Ratio / Percent Lot Coverage	0.19:1 / 18.5%
Lot Coverage / Impervious Cover	0.76:1 / 75.7%
Parking Required / Provided	30 Spaces / 30 Spaces
	2,200 SF Medical Office @ 300 Sq. Ft. = 8 Spaces
	2,200 SF Retail @ 250 Sq. Ft. = 9 Spaces
	2,200 SF Restaurant @ 150 Sq. Ft. = 15 Spaces
	2 Spaces / 2 Spaces
Handicap Parking Required / Provided	
Note: Handicap parking is provided in accordance with ADA standards.	

- DIMENSION NOTE**
- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB RADII SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.

- SYMBOL KEY**
- SANITATION CONTAINER(S) ENCLOSURE WITH SOLID MASONRY TO MATCH BUILDING, 7' TALL MINIMUM, WITH SOLID METAL GATES
 - ADA RAMP(S) AND CROSSWALK(S)

- NOTES**
- HAZARDOUS CHEMICALS WILL NOT BE STORED ON THE PROPERTY.
 - ALL A/C & MECHANICAL EQUIPMENT TO BE LOCATED ON THE PROPOSED STRUCTURES ROOF.

- STANDARD NOTES**
- 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 BY BEING PLACED ON THE ROOF OF THE BUILDING.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - SCREENING WALL ALONG NORTHERN PROPERTY LINE TO BE 6' BRICK MASONRY WALL. THE COLOR AND DESIGN IS TO MATCH THE EXISTING BRICK MASONRY WALL ALONG LAKE FOREST DRIVE, IMMEDIATELY NORTH OF THE SUBJECT SITE.

Kirkman Engineering
 4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

DEVELOPER/OWNER
VICTORY GROUP
 Victory Real Estate Group

MCKINNEY TEXAS
 Unique by nature.

JOB NUMBER: VIC15008_LAKEFOREST

DESIGNED BY:	CEN
DRAWN BY:	CEN
CHECKED BY:	JES
ISSUE DATE:	09/26/2016
REV:	

PRELIMINARY FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JONATHAN E. SCHINDLER
 P.E.# 108864
 DATE: 9/26/16

VICTORY AT LAKE FOREST
 LOT 19, BLOCK A VILLAGE PARK
 MCKINNEY, TEXAS

SPECIFIC USE PERMIT

SHEET:
1.0

RECEIVED
 By Planning Department at 2:17 pm, Sep 26, 2016

OWNER
 Victory at Lakeforest, LLC
 8001 LBJ Freeway, Suite 400
 Dallas, TX 75251
 Telephone (214) 708-0707
 Contact: Kris Ramji

ENGINEER/APPLICANT
 Kirkman Engineering
 4821 Merlot Ave., Suite 210
 Grapevine, Texas 76051
 Telephone (817) 488-4960
 TBPE No. 15874
 Contact: Shea Kirkman, P.E.

FILE PATH: K:\04\VIC15008_LakeForest\Drawings\05_Site Plan\05_Preliminary\05_Site Plan.dwg
 PLOTTER: L3 SITE PLAN.dwg
 PLOTTED BY: Jschindler
 PLOTTED WITH: DWG TO PDF.pc3