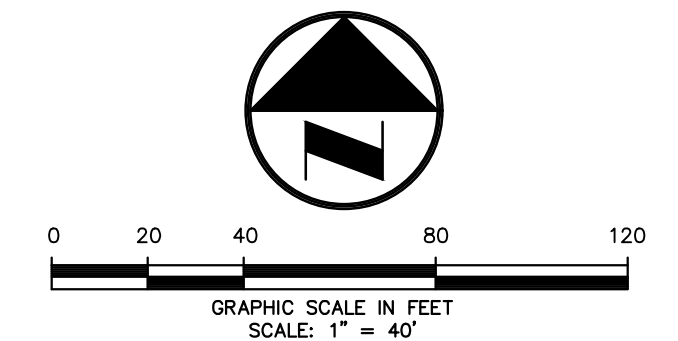




VICINITY MAP
N.T.S.



BASIS OF BEARINGS
LAKE FOREST CROSSING ADDITION PLAT
(CABINET 2014, PAGE 242, P.R.C.C.T.)

LEGEND

- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- PARKING SPACES PER ROW

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG!!!

SITE PLAN GENERAL NOTES

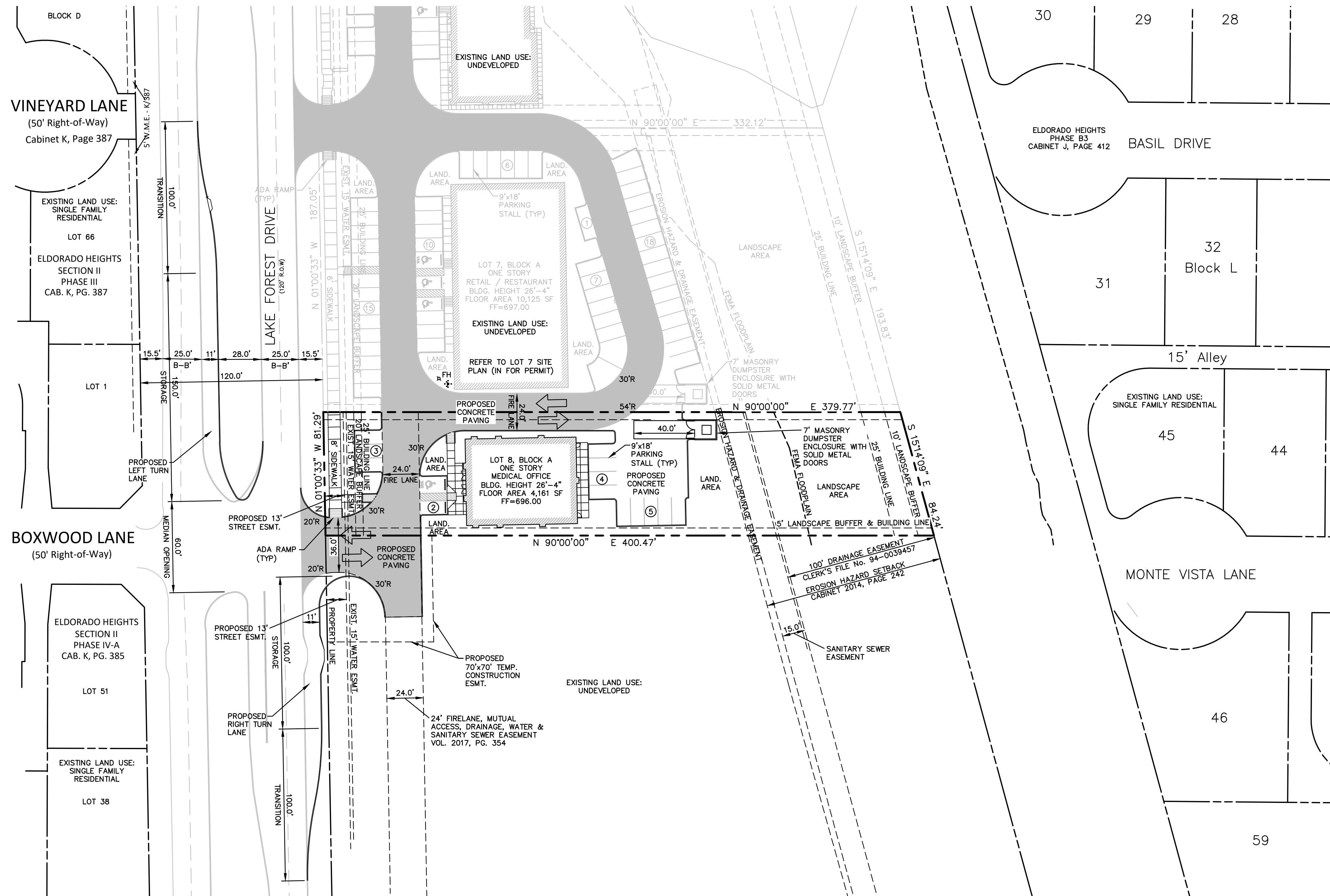
- Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
- Mechanical 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.
- 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 TABLE:

EXISTING ZONING:	NC (PD ORDINANCE #2014-01-001)
PROPOSED USE:	MEDICAL OFFICE
BUILDING HEIGHT:	28'-4"
LOT AREA GROSS:	31,709 SF
LOT AREA NET:	21,779 SF
LOT COVERAGE:	13.12%
FLOOR AREA RATIO:	0.13:1
IMPERVIOUS AREA:	15,985 SF
PERCENT IMPERVIOUS AREA:	50%
PROPOSED BUILDING:	MEDICAL: 4,161 SF
PARKING RATIOS:	MEDICAL OFFICE: 1 SPACE / 300 SF
REQUIRED PARKING:	4,161 SF / 300 SF = 14
TOTAL REQUIRED PARKING	= 14
PARKING PROVIDED:	13 REGULAR PARKING SPACES 1 HANDICAP PARKING SPACES 14 TOTAL PARKING SPACES

BENCHMARK LIST:

BENCHMARK #1
SQUARE FOUND ON THE WEST END OF THE SOUTH HEADWALL OF COTTONWOOD CREEK BRIDGE AT MCKINNEY RANCH PARKWAY.
ELEVATION = 694.72



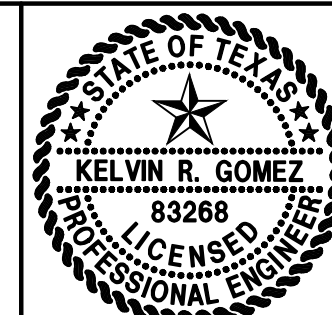
NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
KRG	KRG	12-12-17
		SCALE
		AS SHOWN
		NOTES
		-

PROJECT INFORMATION
0.728 ACRES
LOT 8, BLOCK A
LAKE FOREST CROSSING ADDITION
LAKE FOREST DRIVE & HIGHLANDS DRIVE
MCKINNEY, TEXAS

OWNER
MR. JAI SANGHVI
JAIPUR INVESTMENTS, LLC
1087 NORWICH STREET
ALLEN, TEXAS 75013
PHONE: 214-404-7477
EMAIL: pur_jai@hotmail.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 83268 ON 09/28/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



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MCKINNEY, TEXAS 75070

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(469) 219-3201 FAX
KELLY@KRGCE.COM

FIRM REGISTRATION F-9131

SITE PLAN
LAKE FOREST MEDICAL
LOT 8, BLOCK A
LAKE FOREST CROSSING ADDITION
COLLIN COUNTY, TEXAS

SHEET NO.

C1.00