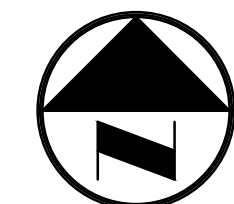


VICINITY MAP
N.T.S.



0 20 40 80 120
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

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
- ⑥ 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

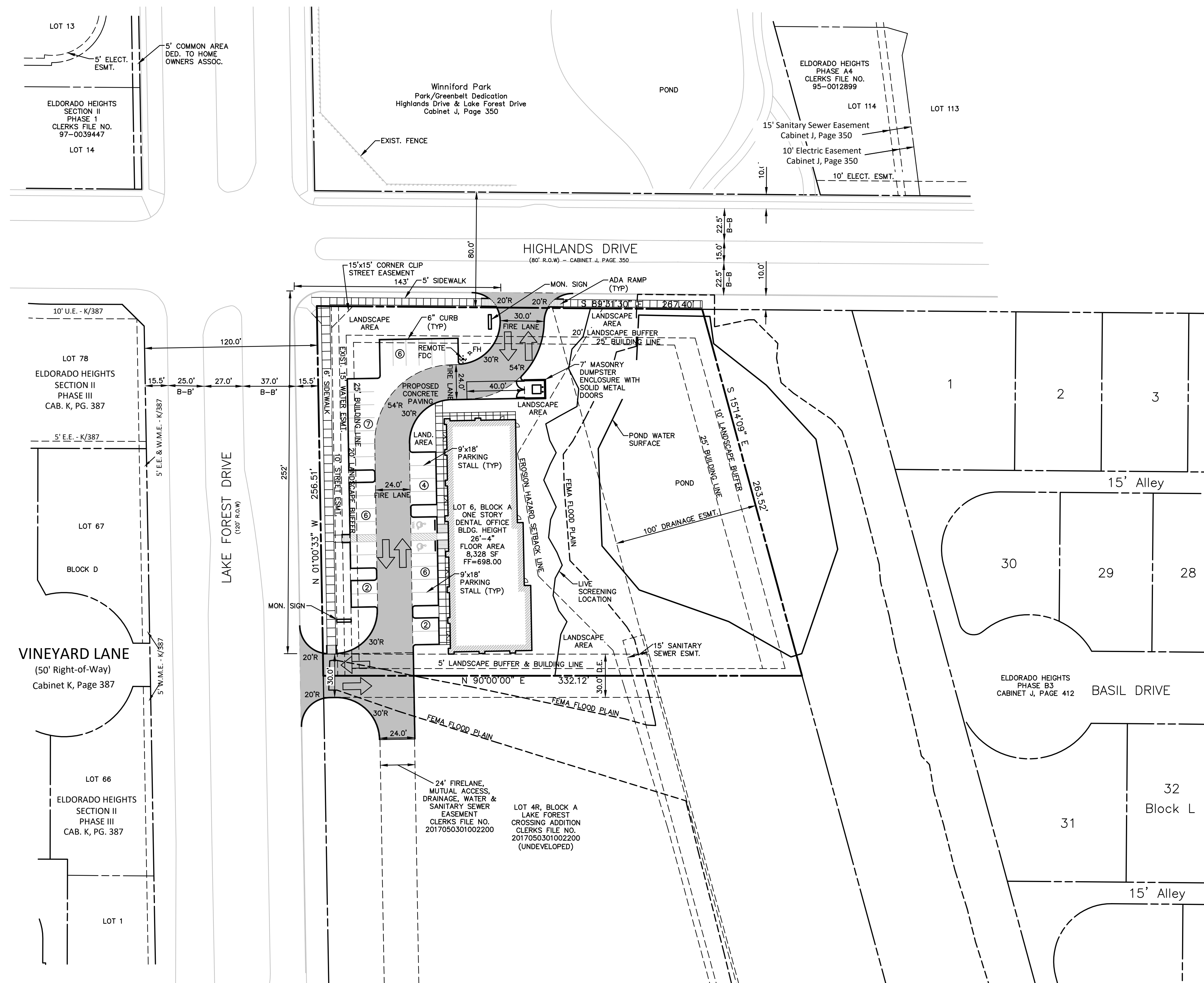
- Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gates, and pad site will be constructed in accordance with the city's design specifications.
- 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: O-1 DISTRICT
PROPOSED USE: MEDICAL OFFICE
BUILDING HEIGHT: 28'-4"
LOT AREA GROSS: 76,507 SF
LOT AREA NET: 41,382 SF
LOT COVERAGE: 0.11
FLOOR AREA RATIO: 10.89%
IMPERVIOUS AREA: 26,424 SF
PERCENT IMPERVIOUS AREA: 35%
PROPOSED BUILDING:
DENTAL: 8,328 SF
PARKING RATIOS:
MEDICAL OFFICE: 1 SPACE / 300 SF
REQUIRED PARKING:
8,328 SF / 300 SF = 28
TOTAL REQUIRED PARKING = 28
PARKING PROVIDED:
31 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
33 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



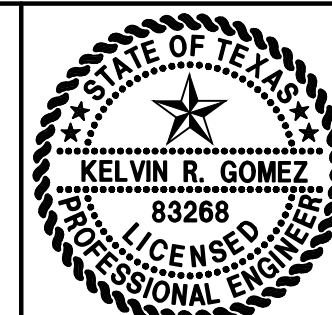
NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
KRG	KRG	2-15-17
		SCALE
		AS SHOWN
		NOTES
		-

PROJECT INFORMATION
1.756 ACRES
LOT 6, BLOCK A
LAKE FOREST CROSSING ADDITION
LAKE FOREST DRIVE & HIGHLANDS DRIVE
MCKINNEY, TEXAS

OWNER
MCKINNEY GROWTH III, LP
C/O BRY TAYLOR
BRYSON DEVELOPMENT, LLC
6401 ELDORADO PKWY., SUITE 230
MCKINNEY, TEXAS 75070
bry@brysonmessenger.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 89268 ON 09/01/2017. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



KRG Civil Engineers, Inc.
1700 REDBUD BLVD., SUITE 325
MCKINNEY, TEXAS 75069
(972) 529-7005 PHONE
(972) 529-7002 FAX
KELLY@KRG-CIVIL.COM
FIRM REGISTRATION F-9131

SITE PLAN
MCKINNEY DENTAL
LOT 6, BLOCK A
LAKE FOREST CROSSING ADDITION
COLLIN COUNTY, TEXAS

SHEET NO. C1.00

RECEIVED
By Planning Department at 1:48 pm, Sep 05, 2017