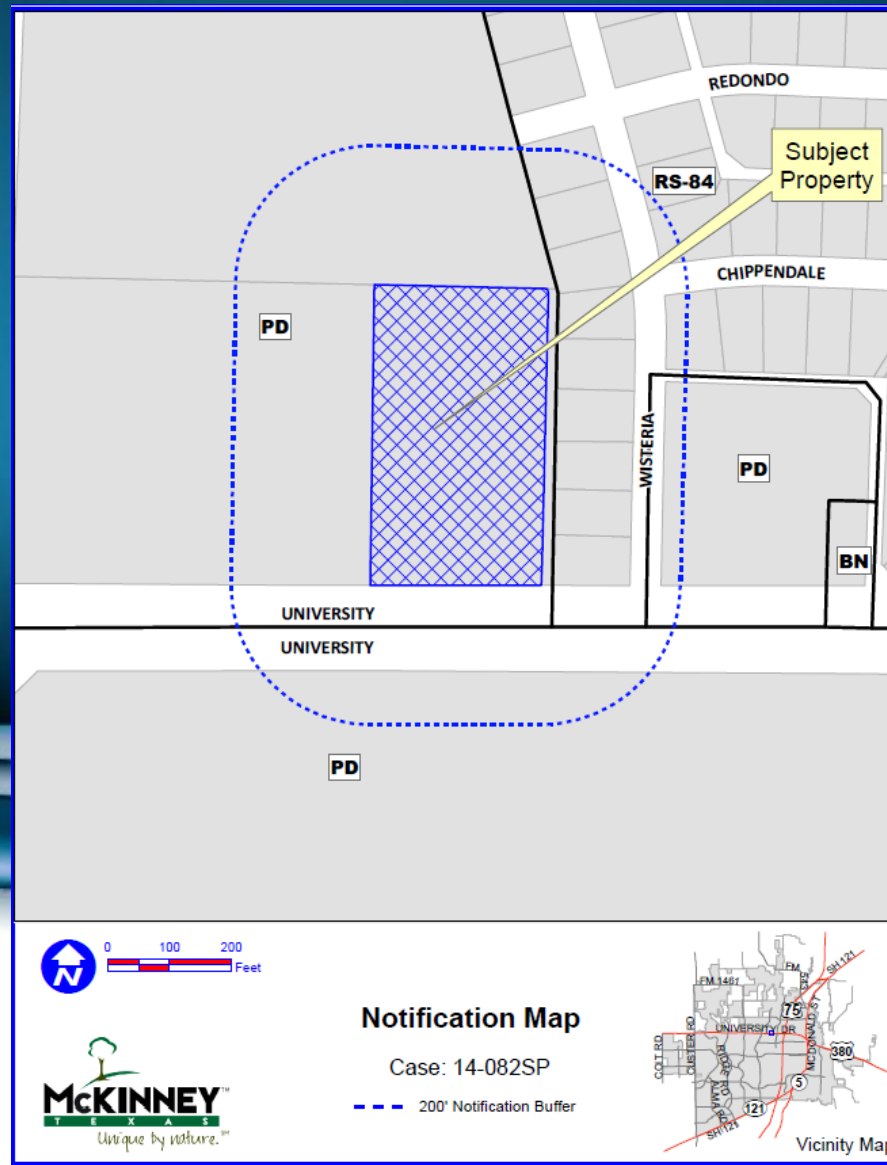


# Case No. 14-082SP

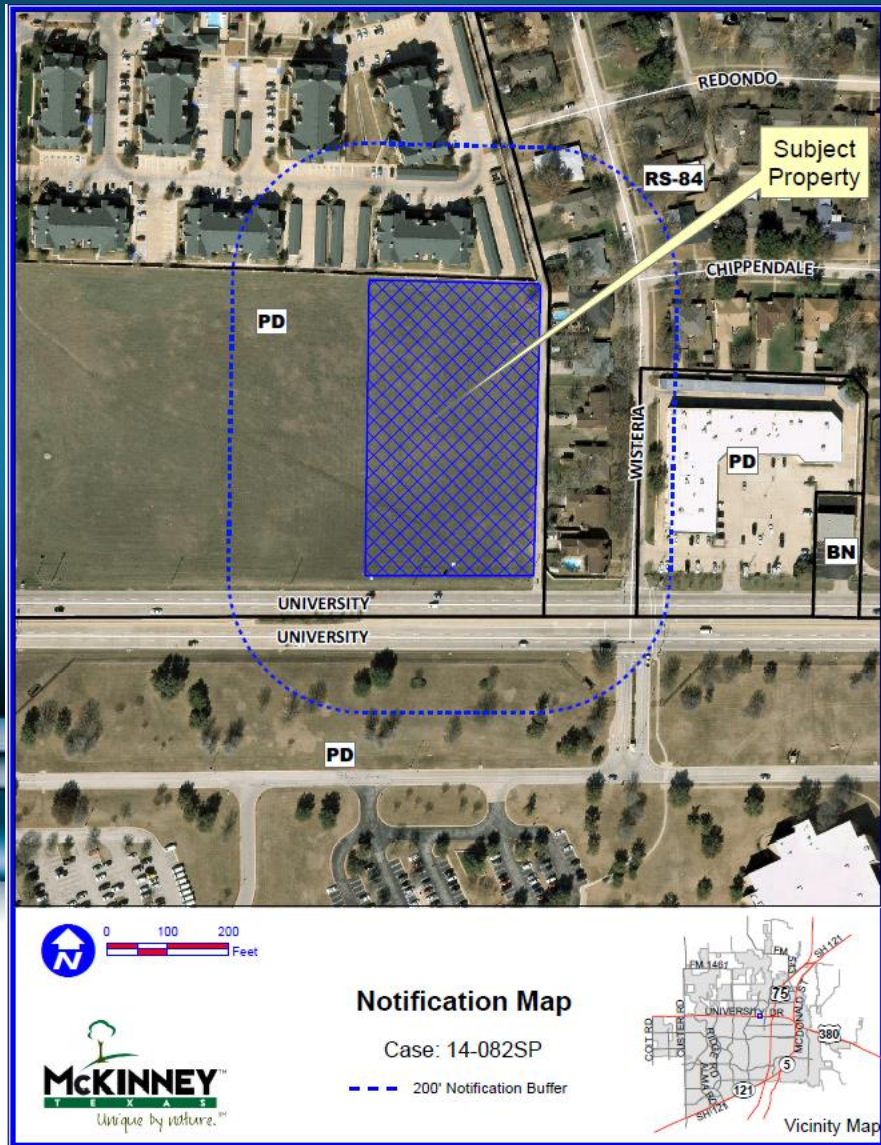
ASC Medical Offices



# Location Map



# Aerial Exhibit



# Proposed Site Plan

PARKING TABLE	
1 SPACE PER EVERY 300 SF	
BUILDING 1	15,870 SF MOB
TOTAL REQUIRED	54 (4 ADA)
PARKING PROVIDED	54 (4 ADA)
BUILDING 2	4,500 SF MOB
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	15 (1 ADA)
BUILDING 3	4,500 SF MOB
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	15 (1 ADA)
BUILDING 4	4,500 SF MOB
TOTAL REQUIRED	15 (1 ADA)
PARKING PROVIDED	15 (1 ADA)

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

DATE \_\_\_\_\_ BY \_\_\_\_\_

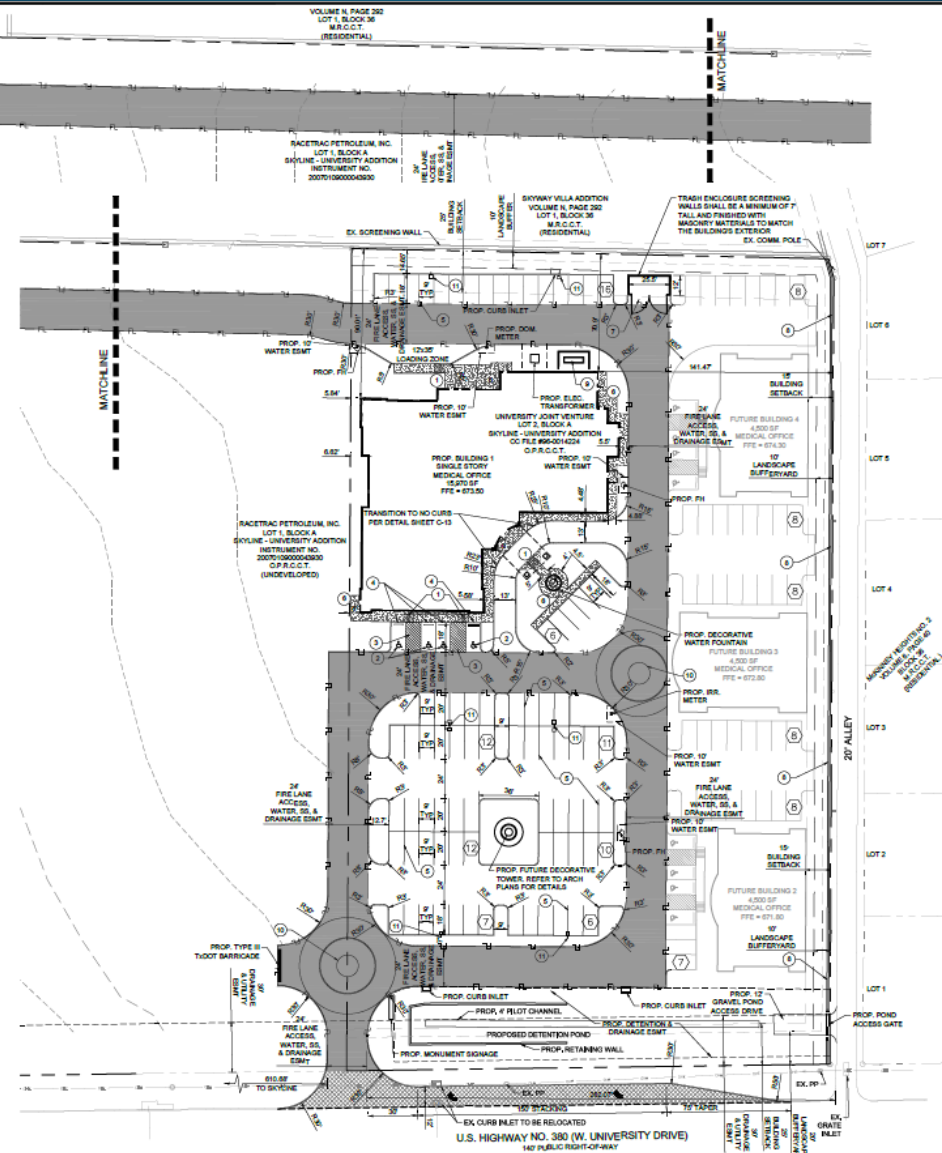
BEFORE CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AS TO ANY CHANGES OR MODIFICATIONS TO THE CITY OF MCKINNEY ENGINEERING DEPARTMENT'S APPROVED CONSTRUCTION DRAWINGS. ANY CHANGES OR MODIFICATIONS SHALL BE FOR THE PROJECT SITE AT ALL TIMES BEING CONSTRUCTED. THE CITY OF MCKINNEY ENGINEERING DEPARTMENT'S APPROVED CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

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

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTERS 52 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**Benchmark**  
City of McKinney C&I 11, being 13 feet South of the South Right-Of-Way line of U.S. Highway 380, at the Southwest corner of the intersection of Tansley Day and U.S. Highway No. 380, at a mean datum elevation = 907.547'

**RECEIVED**  
By Planning Department on 3:21 am, Apr 19, 2014



**LEGEND**

[Symbol]	STANDARD CONCRETE PAVEMENT
[Symbol]	FIRE LANE
[Symbol]	PROPOSED DECLARATION LAINE. REFER TO TYPED PLANS BY CLAYMOORE ENGINEERING FOR DETAILS.
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE CURBS 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 FRAVING 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-84-1040 PD-87-0608
LOT COVERAGE	11.32%
FLOOR TO AREA RATIO	9:80
BUILDING HEIGHT	30' - 0" - 1 STORY

**LEGAL DESCRIPTION:**  
3.2709 ACRES  
SKYLINE - UNIVERSITY ADDITION  
BLOCK A, LOT 2

**COMMERCIAL SITE PLAN**

OWNER:  
UNIVERSITY JOINT VENTURE  
308 TURTLE CREEK BLVD.  
DALLAS, TX 75219  
PH 972.863.0000

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
102 CHEEK SPARGER RD, SUITE #11  
COLEVILLE, TX 75004  
PH 817.261.0272

SUBMITTER:  
TEXAS HERITAGE SURVEYING, LLC  
10810 METRIC DR, SUITE 124  
DALLAS, TX 75240  
PH 214.340.2700

COUNTY: MCKINNEY  
SURVEY: JACOB DUNBAUGH SURVEY

DATE: TEXAS  
SHEET: SP-1



**PRELIMINARY**  
FOR REVIEW ONLY  
This has been prepared by CLAYMOORE ENGINEERING PROFESSIONAL AND SERVICES, INC. under contract to the City of McKinney, Texas.  
Project: LOT 2, BLOCK A, SKYLINE - UNIVERSITY ADDITION  
File No. 2013-0000000000  
Date: 4/16/2014, 11:43:23 AM

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



**COMMERCIAL SITE PLAN**

COUNTY: MCKINNEY  
SURVEY: JACOB DUNBAUGH SURVEY  
DATE: TEXAS  
SHEET: SP-1  
1/8" = 30' (SEE)

# Proposed Landscape Plan

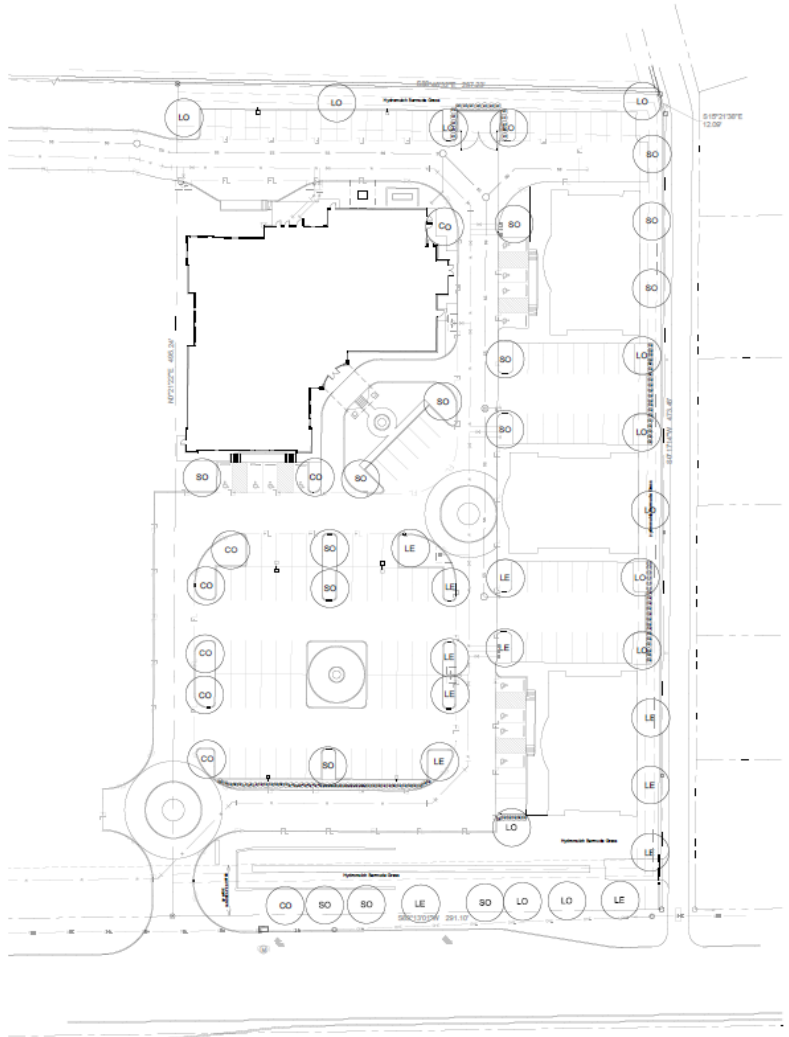


John P. Murphy, ASLA

1000 S. Broadway Ave. Suite 100 Austin, TX 78704  
 512.221.5114  
 www.sie.com  
 www.sie.com



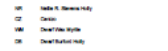
ASC / MOB PARK  
 LOT 2, BLOCK A  
 SKYLINE - UNIVERSITY ADDITION  
 HWY. 390 & SKYLINE DR.  
 MCKINNEY, TX. 75071



### TREE LEGEND



### SHRUB LEGEND



### LANDSCAPE NOTES

- The proposed trees are integrated with the existing site plan and are not to be removed.
- Plantings shall be installed in accordance with the landscape plan.
- Plantings shall be installed in accordance with the landscape plan.
- Plantings shall be installed in accordance with the landscape plan.

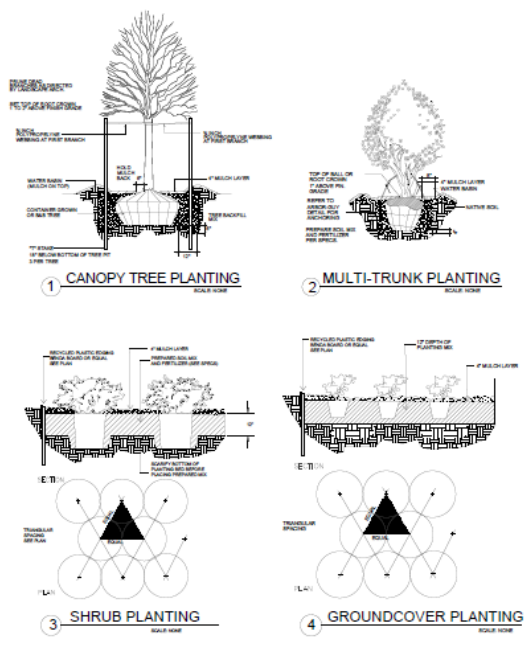
**NOTE:**  
 The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions be in place, the Contractor shall provide irrigation for the plants until they are established. An approved alternative for watering shall be provided.

### PLANT LIST

Quantity	Plant Name	Plant Size	Plant Spacing
10	Live Oak	12" x 12" x 12"	12' x 12'
10	Live Oak	12" x 12" x 12"	12' x 12'
10	Live Oak	12" x 12" x 12"	12' x 12'
10	Live Oak	12" x 12" x 12"	12' x 12'

### City of McKinney, Texas LANDSCAPE CALCULATIONS

Total Lot Area	Required	Provided
140,402 SF	14,040 SF	38,237 SF (27%)
Required Landscape Area 10%		
14040 SF		
30 trees per 40 LF		
127 trees		
1 tree within 40 LF of every space		
13 trees		
10 gallon		



**Benchmark**  
 City of McKinney CM 17, being 13 feet South of the South Right-of-Way line of U.S. Highway 390, at the Southeast corner of the intersection of Terrell Day and U.S. Highway No. 390, at a storm drain. Elevation = 907.547'

RECEIVED

LANDSCAPE PLAN  
 SHEET L-1