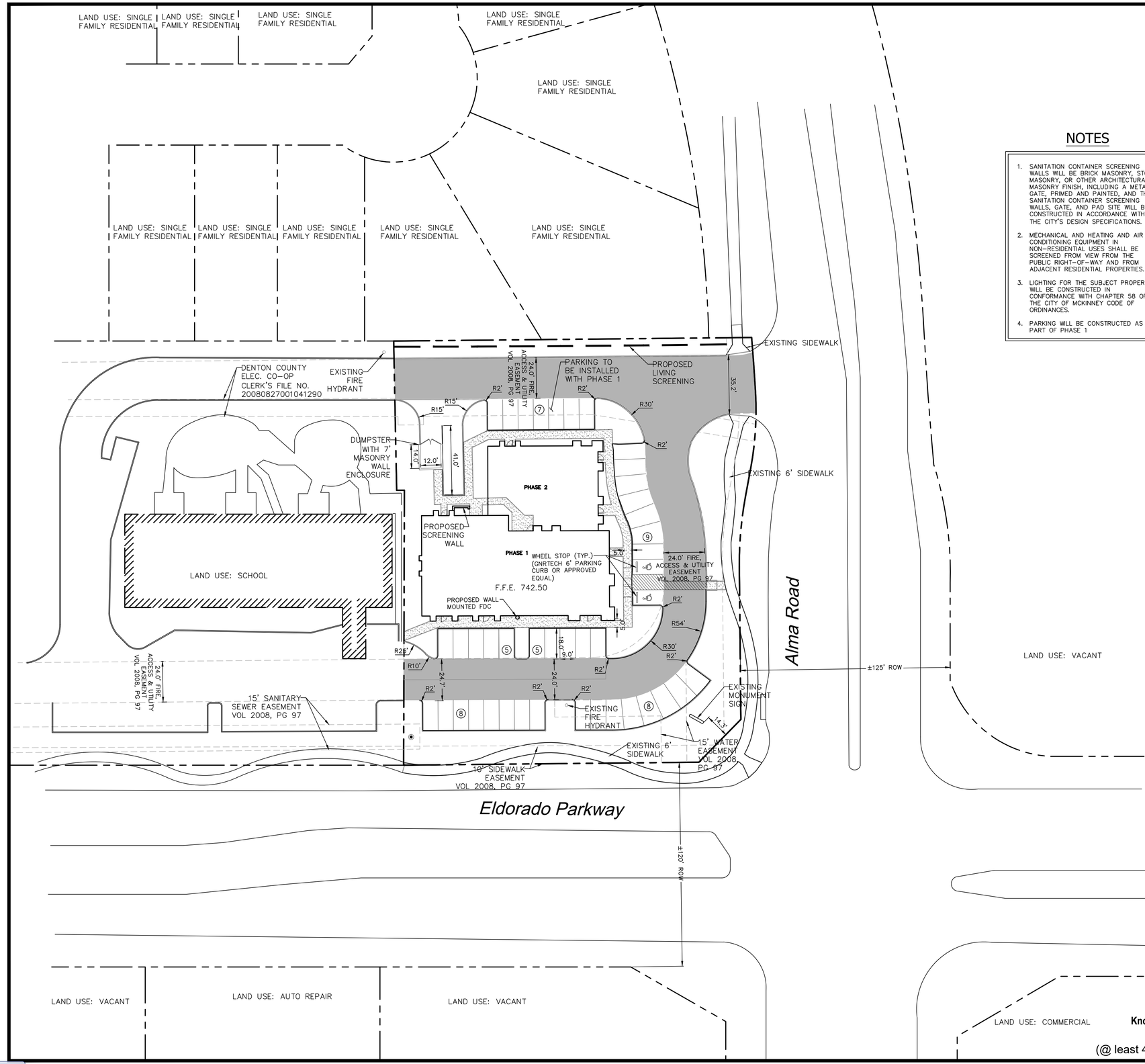

NOTES

1. 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.
2. 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.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. PARKING WILL BE CONSTRUCTED AS PART OF PHASE 1

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

	FIRE LANE
	SIDEWALK/FLATWORK 4" THICK OTHERWISE
♿	DENOTES BLUE PLACARD ADA STALLS
BFR	BARRIER FREE RAMP
LBJ	LONGITUDINAL BUTT JOINT
- - - -	SAWCUT LINE

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	PD 1621- "R-2" DISTRICT
LAND USE	MEDICAL OFFICE / RETAIL
LOT AREA	1.158 ACRES
TOTAL BUILDING AREA (SQUARE FEET)	PHASE 1 - 6,000 SF PHASE 2 - 3,150 SF
BUILDING HEIGHT	29'-6"
LOT COVERAGE	18.14%
FLOOR AREA RATIO	0.18 : 1
PARKING	
MEDICAL OFFICE RATIO	1:300
MEDICAL OFFICE PROVIDED	6,000 SF OF DENTISTRY
RETAIL RATIO	1:250
RETAIL PROVIDED	3,150 SF OF RETAIL
TOTAL PARKING REQUIRED	33 SPACES
TOTAL PARKING PROVIDED	42 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	2

TITLE BLOCK
SERENE DENTISTRY OFFICE BUILDINNG
APPLICANT : MICHAEL J WRIGHT, MJ WRIGHT & ASSOC., INC.
8233 MID CITIES BLVD. SUITE "A"
NORTH RICHLAND HILLS, TEXAS 76182
817-268-5555
OWNER : JAYASHREE JAYACHANDRAN, NELOM ALMA, LLC
1821 WOODBRIDGE DR
MCKINNEY, TX 75070
972-835-2162
LOCATION: 7502 W. ELDORADO PARKWAY
McKINNEY, TEXAS
LOT 2R3, BLOCK A
STONEBRIDGE PARCEL 903 ADDITION

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

SERENE DENTISTRY
7502 W. ELDORADO PARKWAY
MCKINNEY, TEXAS

SITE PLAN

No.	Date	Revision Description

PROJECT NO: 999-16-78

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer: CHRIS FRANKE
P.E. No.: 114273 Date: 01/13/2017

SHEET NO.
C-2.2

RECEIVED
By Planning Department at 11:37 am, Jan 13, 2017