



Lot 2, Block A
1.330 Acres
57,932 Sq Ft
LF DEVELOPMENT PARTNERS, LP
#20120427000492440
Part of a 7.449 Acre Tract

CRAIG CHILDREN TRUST ADDITION
CABINET 2013, PAGE 287

ZONED PD 10-06-016

The Sanitation Container Screening Walls, Gate, and Pad Site shall be constructed in accordance with the City of McKinney Design Specifications. The Sanitation Screening Walls will be 7' in Height w/Masonry Materials.

100 Year Flood Plain
Per LOMR Case
No. 13-06-2709A

Lot 7, Block A
Meadow Ranch Estates
Cabinet C, Page 327
(PRCCT)
ZONED AG

Lot 6, Block A
ZONED AG

Lot 2R2, Block A
380 Lake Forest Addition
Cabinet 2009, Page 202
(PRCCT)
ZONED C

Lot 5, Block A
380 Lake Forest Addition
ZONED PD 08-05-052

LEGEND

	Firelane		Existing Fire Hydrant
	Proposed Private Sidewalk		Proposed Water Meter
	Ex. Concrete		BFR Barrier Free Ramp
	Proposed ROW Sidewalk		LA Landscape Area
			FDC Fire Department Connection

SYNOPSIS

Zoning:	Planned Development (PD 10-06-016)
Proposed Use:	Medical Office Building
Location:	Lot 1, Block A Craig Children Trust Addition
Lot Area:	2.609 Acres (113,654 s.f.)
Building Areas:	6,015 sf
Lot Coverage:	Building Footprint: 6,015 sf Lot Coverage: 5.29%
Floor Area Ratio:	0.052 : 1
Building Height:	25.0'
Required Parking:	(1 space per 300) = 21 spaces
Parking Provided Total:	29 Parking Spaces (2 Handicap Spaces)

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

- GENERAL NOTES**
- FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.
 - ALL RADII ARE 3' UNLESS INDICATED OTHERWISE.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

OWNER:
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Issue Dates:	Revisions:	Date:	<p>CROSS ENGINEERING CONSULTANTS</p> <p>131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935</p> <p>Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'</p>	<p>SITE PLAN</p> <p>MEDICAL OFFICE BUILDING</p> <p>L.F. DEVELOPMENT PARTNERS L.P.</p> <p>CITY OF McKinney, TEXAS</p>	Sheet No.
1	11/08/2013	1			SP
2		2			
3		3			
4		4			
5		5			
6		6		Project No. 13059	

CRAIG BROTHERS TRUST MEDICAL OFFICE BUILDING