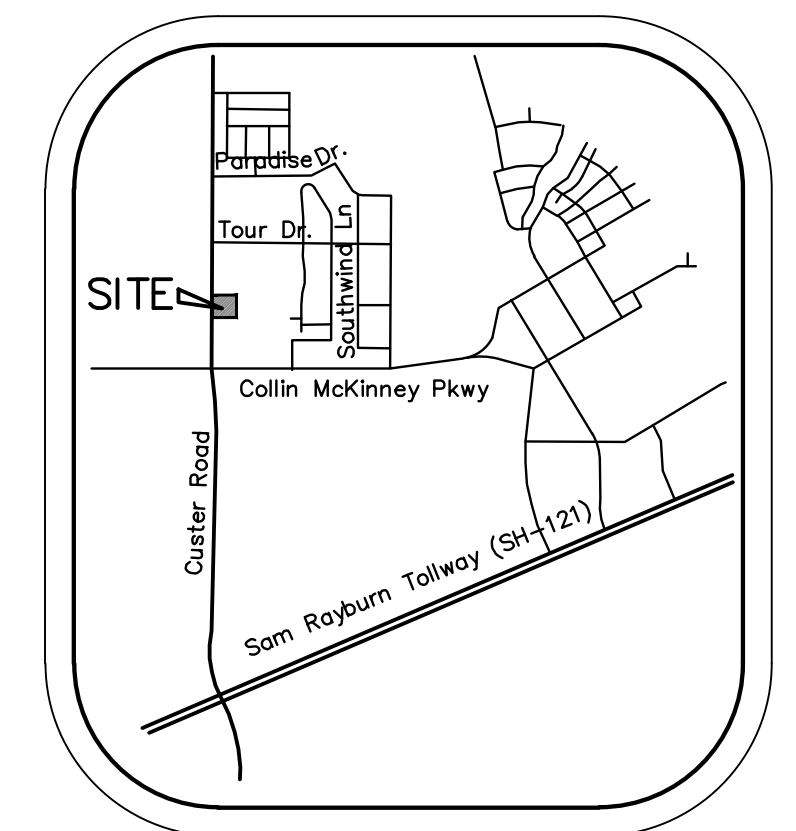
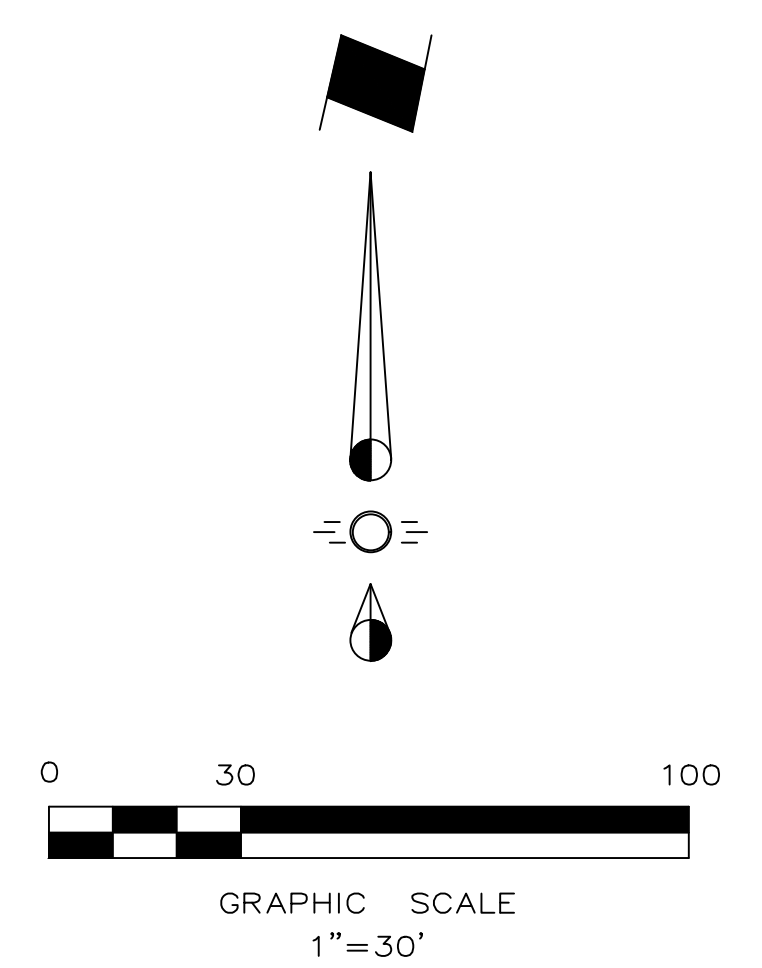
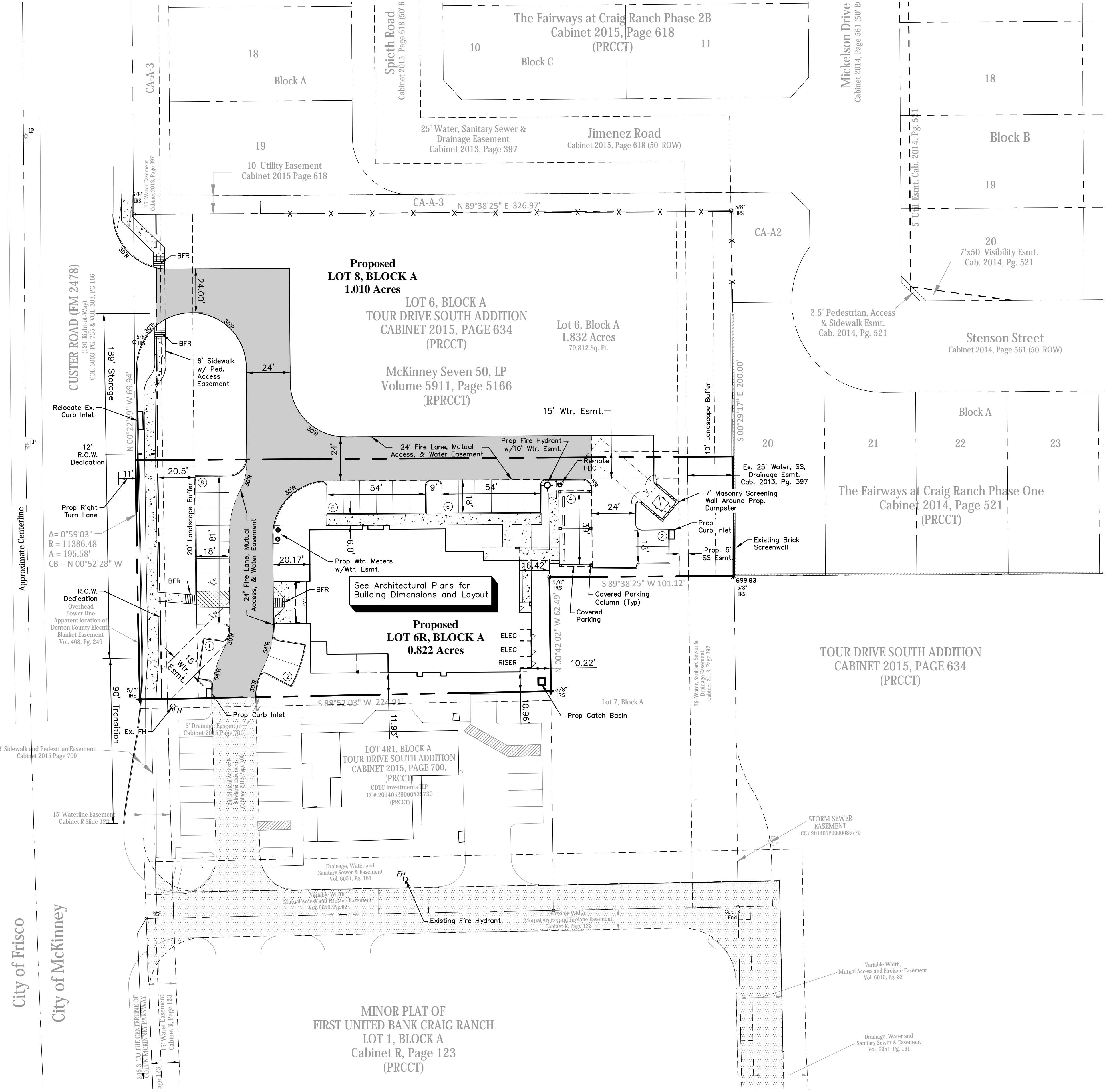


770 GARNER LTD.
135.5357 AC
Volume 5978, Page 4481

20' Water Line Easement
City of Frisco
Vol. 4498 Pg. 2819



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 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 8' In Height.

SYNOPSIS

Address:	Custer Road McKinney, Texas 75070 PD 2006-02-018
Zoning:	PD 2006-02-018
Lot Information:	Proposed Lot 6R, Block A of the Tour Drive South Addition
Proposed Use:	Medical Office Building
Lot Area:	0.79 Acres (34,593 sf)
Building Area:	Building 1 8,170 sf Total Bldg Area 8,170 sf
Lot Coverage:	24% (Total Bldg Area 8,170 sf)
Floor Area Ratio:	0.24 : 1
Building Height:	26'
Impervious Area:	23,623 SF
Impervious Percentage:	68.3%
Required Parking:	Medical Office 1:300 (8,170/300) = 28 Spcs.

Parking Required Total: (28 Parking Spaces)

Parking Provided Total: (29 Parking Spaces) 2 Handicap Spc.

LEGEND

- Firelane
- Proposed Sidewalk
- Existing Firelane
- Existing Fire Hydrant
- Proposed Fire Hydrant

ARCHITECT:

M.J. Wright & Associates, Inc.
8233 Mid-Cities Blvd. Suite A
North Richland Hills, Texas 76182
Phone (817) 268-5555 Ext. 5
Contact: Susana Roberts

SURVEYOR:

A.J. Bedford Group, Inc.,
301 N. Alma Road
Rockwall, Texas 75087
Phone (972) 722-0225
Contact: A. J. Bedford

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

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

Issue Dates:	Revisions:	Date:
1 6/27/2018	1	
2 7/17/2018	2	
3 7/27/2018	3	
4 7/31/2018	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4400 Texas P.E. Firm No. F-9395

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 7/31/18. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE PLAN

CUSTER ROAD MOB

NAEEM JAMES, LLC

CITY OF MCKINNEY

Sheet No. **SP**

Project No. 17084

CUSTER ROAD MOB