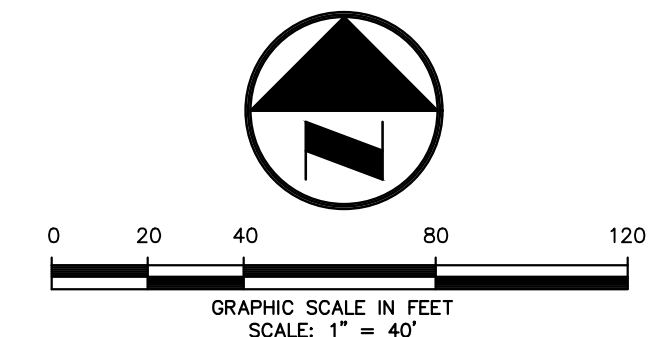


VICINITY MAP
N.T.S.



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
- PARKING SPACES PER ROW
- FIRE LANE AND MUTUAL ACCESS ESMT.

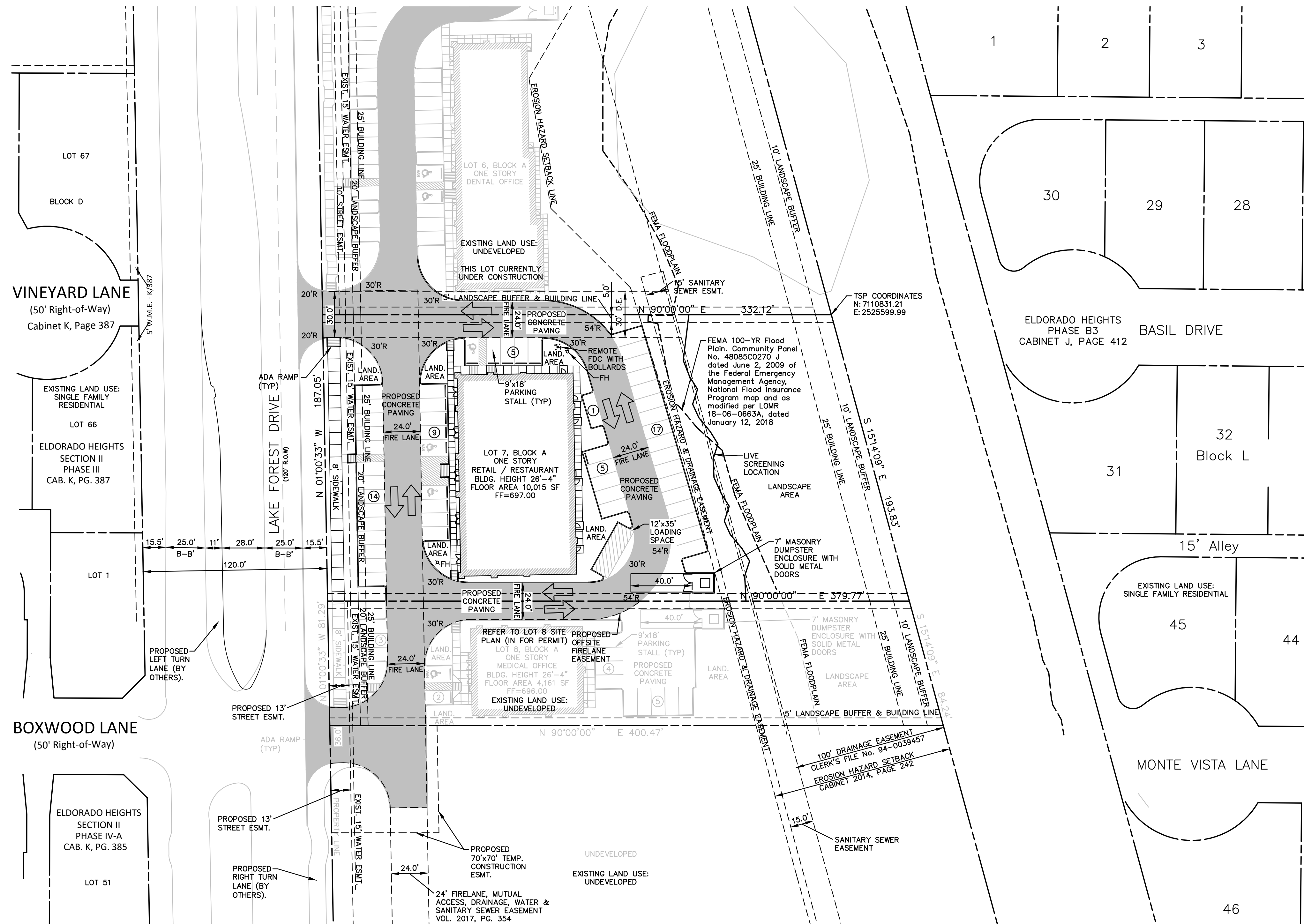
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LOME STAR NOTIFICATION CENTER
1-800-689-6344 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, 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 will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

SITE DATA TABLE:	
EXISTING ZONING:	NC (PD ORDINANCE #2014-01-001)
PROPOSED USE:	RETAIL/RESTAURANT
BUILDING HEIGHT:	26'-4"
LOT AREA GROSS:	66,570 SF
LOT COVERAGE:	15.04%
FLOOR AREA RATIO:	0.15:1
IMPERVIOUS AREA:	37,546 SF
PERCENT IMPERVIOUS AREA:	56%
PROPOSED BUILDING:	
RETAIL:	6,000 SF
RESTAURANT:	4,015 SF
PARKING RATIOS:	
RETAIL:	1 SPACE / 250 SF
RESTAURANT:	1 SPACE / 150 SF
REQUIRED PARKING:	
6,000 SF / 250 SF = 24	
4,015 SF / 150 SF = 27	
1 LOADING SPACE	
TOTAL REQUIRED PARKING =	51
PARKING PROVIDED:	
48 REGULAR PARKING SPACES	
3 HANDICAP PARKING SPACES	
51 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



PROJECT INFORMATION				
1.528 ACRES				
LOT 7, BLOCK A				
LAKE FOREST CROSSING ADDITION				
LAKE FOREST DRIVE & HIGHLANDS DRIVE				
MCKINNEY, TEXAS				

OWNER				
MR. CHRIS HUNG				
NORTH STAR GROUP, LLC				
222 MUNICIPAL DRIVE, SUITE 150				
RICHARDSON, TEXAS 75080				
chris@greenroadgc.com				

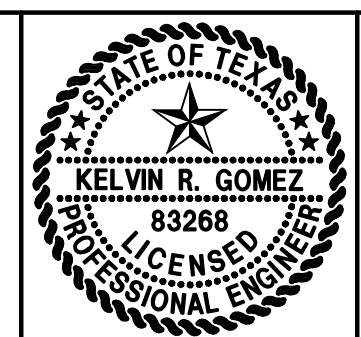
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 09248 ON 09/15/08. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.				

KRG Civil Engineers, Inc.				
2150 SOUTH CENTRAL EXPY., SUITE 277				
MCKINNEY, TEXAS 75070				
(469) 219-3137 PHONE				
(469) 219-3201 FAX				
KELLY@KRGCE.COM				
FIRM REGISTRATION F-9131				

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
KRG	KRG	12-12-17
		SCALE
		AS SHOWN
		NOTES
		-

PROJECT INFORMATION	
1.528 ACRES	
LOT 7, BLOCK A	
LAKE FOREST CROSSING ADDITION	
LAKE FOREST DRIVE & HIGHLANDS DRIVE	
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SITE PLAN	
PLAZA ON LAKE FOREST	
LOT 7, BLOCK A	
LAKE FOREST CROSSING ADDITION	
COLLIN COUNTY, TEXAS	

SHEET NO.	
C1.00	