



LEGEND

- Firelane
- Proposed Private Sidewalk
- Ex. Concrete
- Proposed ROW Sidewalk
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Proposed Water Meter
- BFR Barrier Free Ramp
- 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:	
Ex. Building	6,015 sf
Prop. Building	12,000 sf
Total	18,015 sf
Lot Coverage:	Building Footprint: 18,015 sf Lot Coverage: 15.85%
Floor Area Ratio:	0.159 : 1
Building Height:	25.0'
Required Parking:	(1 space per 300) = 61 spaces
Parking Provided	
Existing:	29 Parking Spaces (2 Handicap Spaces)
Proposed:	49 Parking Spaces (2 Handicap Spaces)
Total:	78 Parking Spaces (4 Handicap Spaces)

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.

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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 CONCEPTUAL PLANNING PURPOSES ONLY.

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Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

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

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SITE PLAN
LAKE FOREST OFFICE BUILDING
Lot 1R, Block A - Craig Children Trust Addition
City of McKinney, Texas

Sheet No. **SP**
Project No. 15047

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SITE PLAN LAKE FOREST OFFICE BUILDING