

VICINITY MAP  
NTS

**LEGEND**

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

**SYNOPSIS**

Zoning:	PD 2012-08-037 (Base C - Planned Center) "CC" - Corridor Commercial Overlay District
Proposed Use:	Clinic and Dormitory
Lot Area:	6.775 Acres (295,106 sf)
Building Areas:	Clinic: 52,950 sf Dormitory: 17,760 sf Total Bldg Area: 70,710 sf
Lot Coverage:	23.96% (Total Bldg Area 70,710 sf)
Floor Area Ratio:	0.24 : 1
Building Height:	26'
Impervious Area:	190,413 s.f. (64.52%)
Required Parking:	Clinic: 1:300 (52,950/300) = 177 Spcs. Dormitory: 1:2 Beds (96 Beds/2) = 48 Spcs.

Parking Required Total: (225 Parking Spaces)

Parking Provided Total: (230 Parking Spaces) 10 Handicap Spc.

Note: All parking spaces are 9'x18' unless otherwise noted.  
Note: All items are proposed unless otherwise noted.  
Note: Future Expansion to be by separate Site Plan submittal.

**DEVELOPER:**

Springstone, Inc.  
101 S. 5th St., Suite 3850  
Louisville, Kentucky 40202  
Phone (502) 400-8494  
Contact: Ken Hoffman, P.E.

**ENGINEER:**

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

**DEVELOPER'S REPRESENTATIVE:**

Form G Companies  
100 E. 12th Street  
Jeffersonville, Indiana 47130  
Phone (812) 920-0818  
Contact: Erik Merten

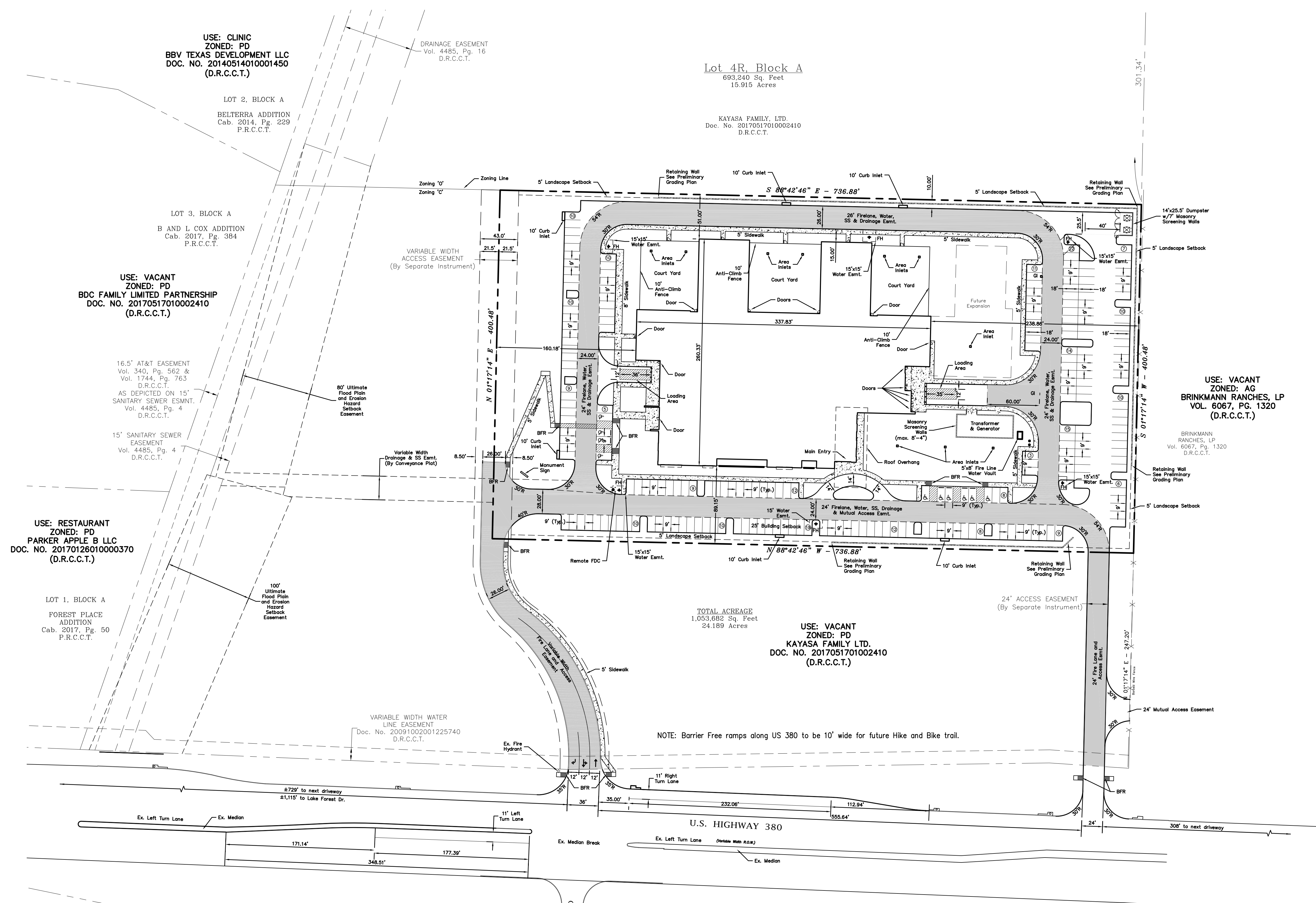
**ARCHITECT:**

GUIDE Architecture, LLC  
2001 N. Lamar St., Ste. 550  
Dallas, Texas 75202  
Phone (214) 960-9773  
Contact: Mark Criswell

**SURVEYOR:**

Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

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



Lot 4R, Block A  
693,240 Sq. Feet  
15.915 Acres

KAYASA FAMILY, LTD.  
Doc. No. 20170517010002410  
D.R.C.C.T.

USE: CLINIC  
ZONED: PD  
BBV TEXAS DEVELOPMENT LLC  
DOC. NO. 20140514010001450  
(D.R.C.C.T.)

LOT 2, BLOCK A  
BELTERRA ADDITION  
Cab. 2014, Pg. 229  
P.R.C.C.T.

LOT 3, BLOCK A  
B AND L COX ADDITION  
Cab. 2017, Pg. 384  
P.R.C.C.T.

USE: VACANT  
ZONED: PD  
BDC FAMILY LIMITED PARTNERSHIP  
DOC. NO. 20170517010002410  
(D.R.C.C.T.)

16.5' AT&T EASEMENT  
Vol. 340, Pg. 562 &  
Vol. 1744, Pg. 763  
D.R.C.C.T.  
AS DEPICTED ON 15'  
SANITARY SEWER ESMNT.  
Vol. 4485, Pg. 4  
D.R.C.C.T.

15' SANITARY SEWER  
EASEMENT  
Vol. 4485, Pg. 4  
D.R.C.C.T.

USE: RESTAURANT  
ZONED: PD  
PARKER APPLE B LLC  
DOC. NO. 20170126010000370  
(D.R.C.C.T.)

LOT 1, BLOCK A  
FOREST PLACE  
ADDITION  
Cab. 2017, Pg. 50  
P.R.C.C.T.

TOTAL ACRES  
1,053,682 Sq. Feet  
24.189 Acres

USE: VACANT  
ZONED: PD  
KAYASA FAMILY LTD.  
DOC. NO. 20170517010002410  
(D.R.C.C.T.)

NOTE: Barrier Free ramps along US 380 to be 10' wide for future Hike and Bike trail.

**CITY OF MCKINNEY STANDARD NOTES:**  
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.  
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.

**CITY BENCHMARKS USED FOR CONTROL:**  
COM-11 = Aluminum Disc in concrete in 6.5' north of the north curb of Virginia Parkway, east of Mallard Lakes Drive Elev. = 705.30  
COM-57 = Aluminum Disc Stamped CM #57 set in the southeasterly corner of a concrete storm drain inlet, in the southerly line of the existing concrete paving for University Drive, being approximately 70' easterly of the approximate centerline of Terry Lane. Elev. = 606.46

**SITE BENCHMARKS:**  
BM-1 = "X" on top of a concrete headwall on the west side of the headwall, on the north side of U.S. Highway 380 and near the southwest corner of the subject property. Elev.=614.67  
BM-2 = "X" in northeast corner of a concrete curb inlet on the north side of U.S. Highway of U.S. Highway 380 and near the center of the southern subject property line. Elev.=625.39

**REMOTE FDC GENERAL COMMENTS:**  
Shall be protected by bollards.  
Shall be located a minimum 3 ft. clear from the face to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking, screening and landscaping are considered obstructions.  
Shall be located adjacent to a fire hydrant.  
Shall be located, as practical, near the corner of a building on the outside edge of the fire lane.

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

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. McKinney, Texas 75069  
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=60'

**SITE PLAN**  
SPRINGSTONE MCKINNEY HOSPITAL  
Part of Lot 4, Block A, B and L Cox Addition  
MCKINNEY, TEXAS

Sheet No.  
**SP**  
Project No.  
18010

SPRINGSTONE MCKINNEY HOSPITAL