

VICINITY MAP
NTS

LEGEND

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

SYNOPSIS

Address:	2600 W. University Dr. McKinney, Texas 75071										
Zoning:	PD-97-06-35										
Proposed Use:	Medical Office										
Lot Area:	3.271 Acres (142,480 sf)										
Building Areas:	<table border="0"> <tr> <td>Building 1</td> <td>14,850 sf</td> </tr> <tr> <td>Building 2 (Future)</td> <td>5,235 sf</td> </tr> <tr> <td>Building 3 (Future)</td> <td>5,235 sf</td> </tr> <tr> <td>Building 4 (Future)</td> <td>5,235 sf</td> </tr> <tr> <td>Total Bldg Area:</td> <td>30,555 sf</td> </tr> </table>	Building 1	14,850 sf	Building 2 (Future)	5,235 sf	Building 3 (Future)	5,235 sf	Building 4 (Future)	5,235 sf	Total Bldg Area:	30,555 sf
Building 1	14,850 sf										
Building 2 (Future)	5,235 sf										
Building 3 (Future)	5,235 sf										
Building 4 (Future)	5,235 sf										
Total Bldg Area:	30,555 sf										
Loading Space:	1 12'x35' Space										
Lot Coverage:	21.45% (Total Bldg Area 30,555 sf)										
Floor Area Ratio:	0.21 : 1										
Building Height:	29'-9" (29'-11" to Parapet)										
Impervious Area:	101,849 sf										
Required Parking:	<table border="0"> <tr> <td>Building 1</td> <td>1:300 (14,850/300) = 50 Spcs.</td> </tr> <tr> <td>Building 2 (Future)</td> <td>1:300 (5,235/300) = 18 Spcs.</td> </tr> <tr> <td>Building 3 (Future)</td> <td>1:300 (5,235/300) = 18 Spcs.</td> </tr> <tr> <td>Building 4 (Future)</td> <td>1:300 (5,235/300) = 18 Spcs.</td> </tr> <tr> <td>Total</td> <td>104 Spcs.</td> </tr> </table>	Building 1	1:300 (14,850/300) = 50 Spcs.	Building 2 (Future)	1:300 (5,235/300) = 18 Spcs.	Building 3 (Future)	1:300 (5,235/300) = 18 Spcs.	Building 4 (Future)	1:300 (5,235/300) = 18 Spcs.	Total	104 Spcs.
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Total	104 Spcs.										
Parking Required Total:	104 Parking Spaces										
Parking Provided Total:	146 Parking Spaces (8 H/C)										

DEVELOPER:

Golan Properties, LLC
5164 Village Creek Drive, Ste. 100
Plano, Texas 75093
Phone (972) 267-3300
Contact: Moshe Golan

OWNER:

Ascension Medical Properties LLC
8380 Warren Parkway, Ste. 101
Frisco, Texas 75034
Phone (972) 548-2015
Contact: Jason Bullajjan, M.D.

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

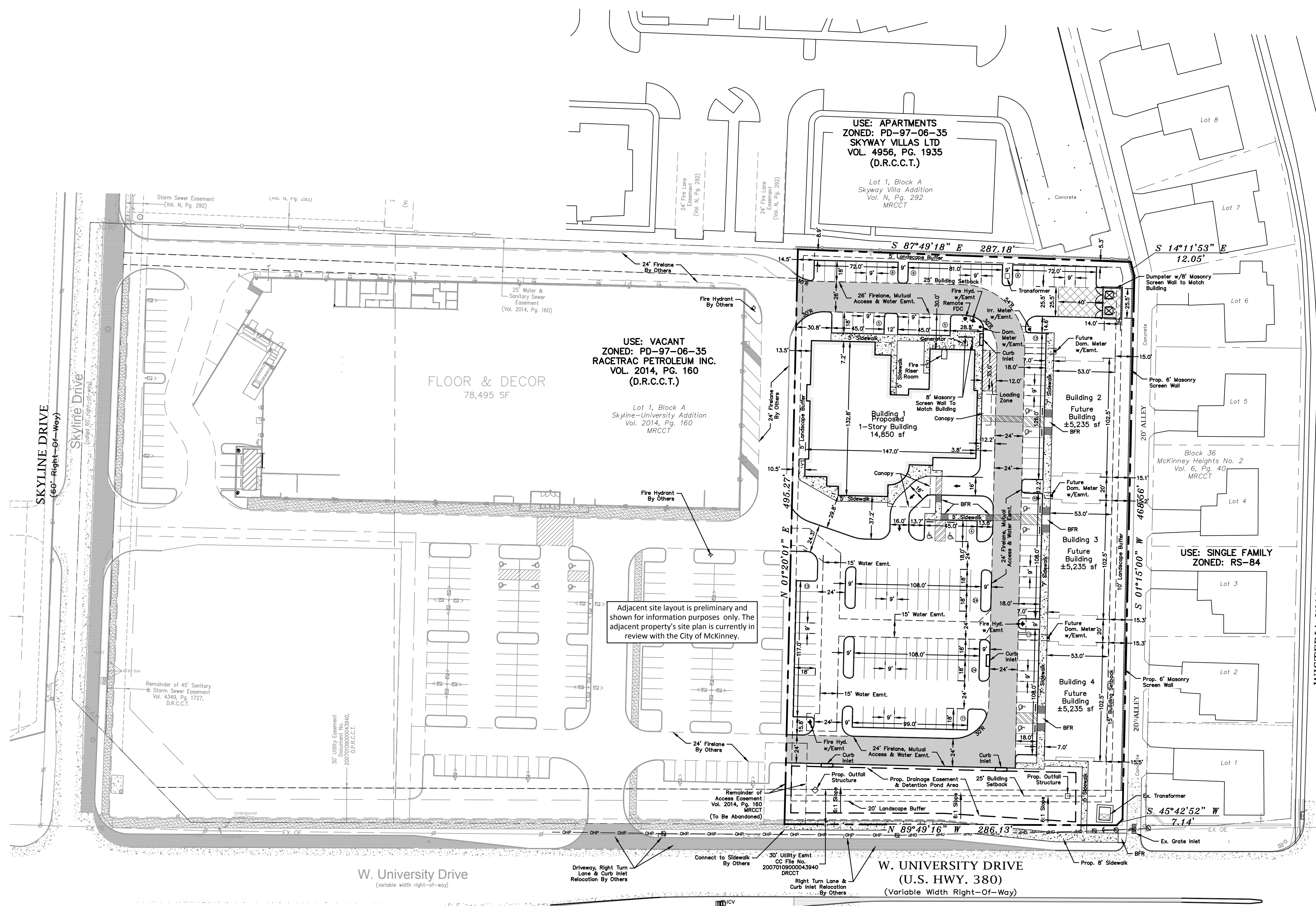
ARCHITECT:

708 Studios
5000 Eldorado Parkway, Ste. 150
Frisco, Texas 75033
Phone (214) 789-6196
Contact: Clara Carlisle, AIA

SURVEYOR:

Sparr Surveys
2553 County Road 722
McKinney, Texas 75069
Phone (214) 544-2297
Contact: Brad Sparr, RPLS

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



Adjacent site layout is preliminary and shown for information purposes only. The adjacent property's site plan is currently in review with the City of McKinney.

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.

USE: MANUFACTURING
ZONED: F2 INDUSTRIAL
RAYTHEON TI SYSTEMS INC.
INSTR. 97-0056520
(D.R.C.C.T.)

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

SITE PLAN		SP
LASIK CENTER MCKINNEY BLOCK A, LOT 2 SKYLINE-UNIVERSITY ADDITION MCKINNEY, TEXAS		
		Project No. 19038

1"=50'

LASIK CENTER MCKINNEY