



- LEGEND**
- Proposed Fire Lane
 - Proposed Sidewalk
 - Ex. Fire Lane
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SYNOPSIS

<p>Location: Lot 2, Block A Craig Children Trust Addition Planned Development (PD-2013-06-053)</p> <p>Zoning: Medical Office Building</p> <p>Proposed Use: 1,508 Acres (65,699 sf)</p> <p>Lot Area: 38,780 sf (59%)</p> <p>Impervious Cover: Building 1 11,015 sf</p> <p>Building Areas: 16.77% (Total Bldg Area 11,015 sf)</p> <p>Lot Coverage: 0.17 : 1</p> <p>Floor Area Ratio: 25'-0"</p> <p>Building Height: 1:300 (11,015/300) = 37 Spcs.</p>	<p>Parking Required Total: 37 Parking Spaces (3 Accessible Spaces)</p> <hr/> <p>Parking Provided Total: 55 Parking Spaces (3 Accessible Spaces)</p>
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NOTE:
The owner and any subsequent owner of Lot 2R, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it remains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintenance, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference of structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the state of Texas and United States of America.

BENCHMARK:
BM#1: Standard City of McKinney Monument Station No. CM17 is a 2" aluminum disc set 13 feet south of the south curb of Highway 380 near the west end of the 3rd Monday Trade Days location. Posted Elevation = 607.85'
BM#2: Box Cut In The Top Of Curb On A Storm Inlet On The West Side of Lake Forest Drive Approximately 90' North of The Intersection With Fieldcrest Drive. Elevation = 590.20'

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 8' In Height.

ENGINEER:
Cross Engineering Consultants, Inc.
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Phone (972) 562-4409
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ARCHITECT:
Cornerstone Design/Build
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Fort Worth, Texas 76107
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SURVEYOR:
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Rockwall, Texas 75043
Phone (972) 240-5999
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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
Released For Construction	5	
	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. 972.562.4409		McKinney, Texas 75069 Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1:30

SITE PLAN		Sheet No.
OBGYN MEDICAL CLINIC		SP
HUFFMAN USA		Project No.
CITY OF MCKINNEY, TEXAS		16032

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By Planning Department at 8:32 am, Jul 28, 2017

SITE PLAN
OBGYN MEDICAL CLINIC