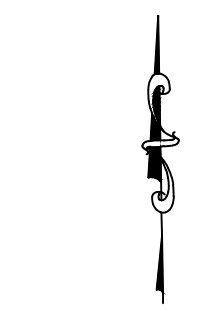




Know what's below.
Call before you dig.



GRAPHIC SCALE
0 30 60 FEET
SCALE: 1" = 30'



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: XSC17006_McKinneyOrtho

DESIGNED BY: JMC

DRAWN BY: JMC

CHECKED BY: PCF

ISSUE DATE: 03-06-2018

REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E. # 108577
DATE: March 16, 2018
Kirkman Engineering, LLC
Texas Firm No: 15874

McKinneyOrtho Expansion

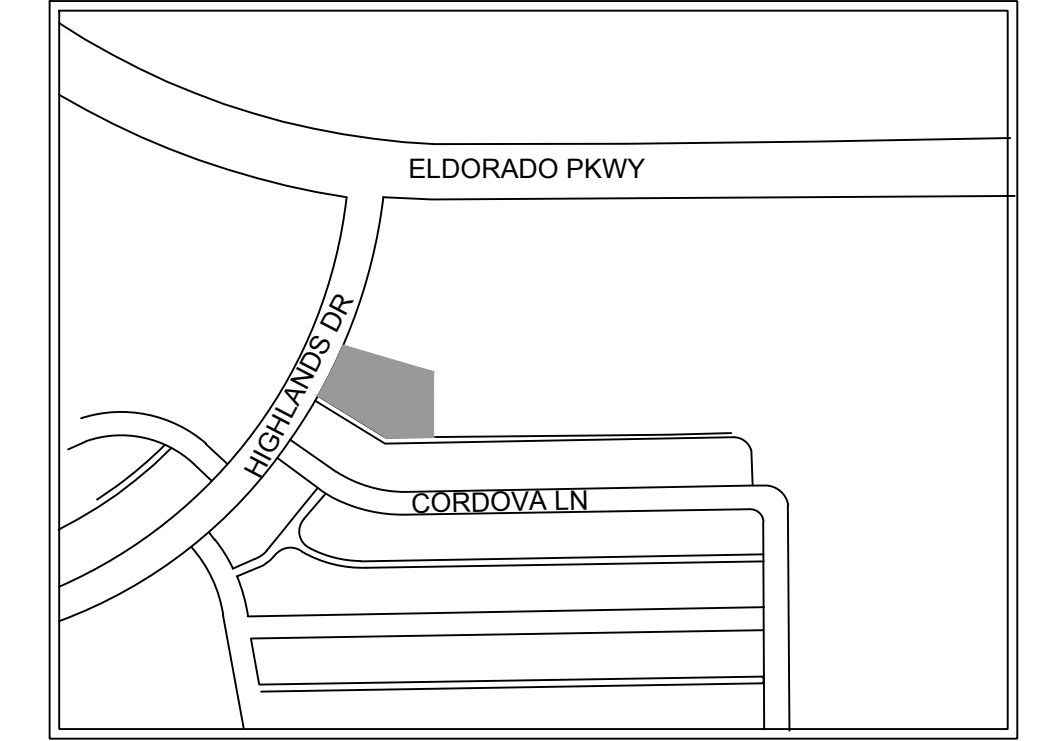
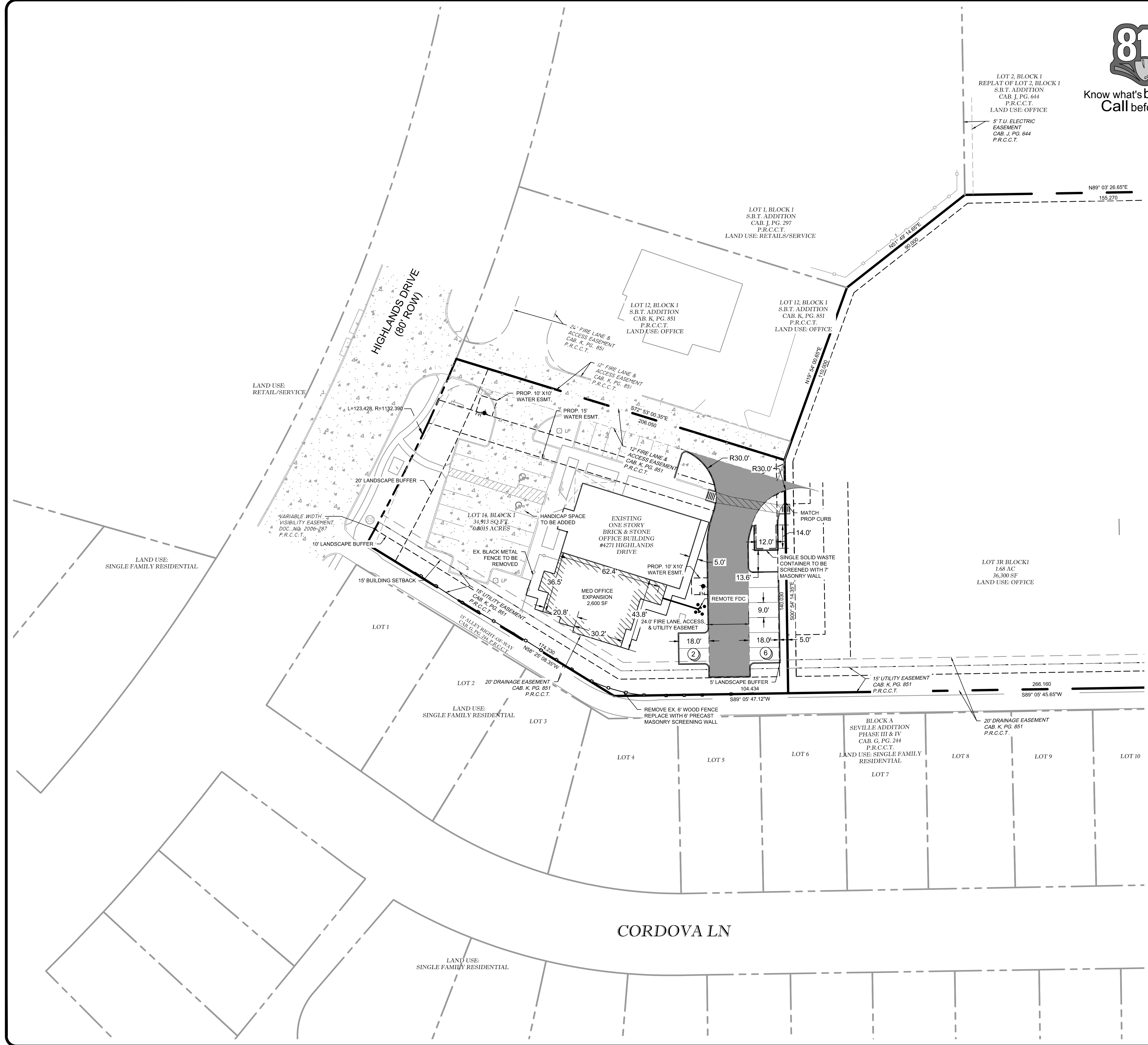
McKinney, TEXAS

SITE PLAN

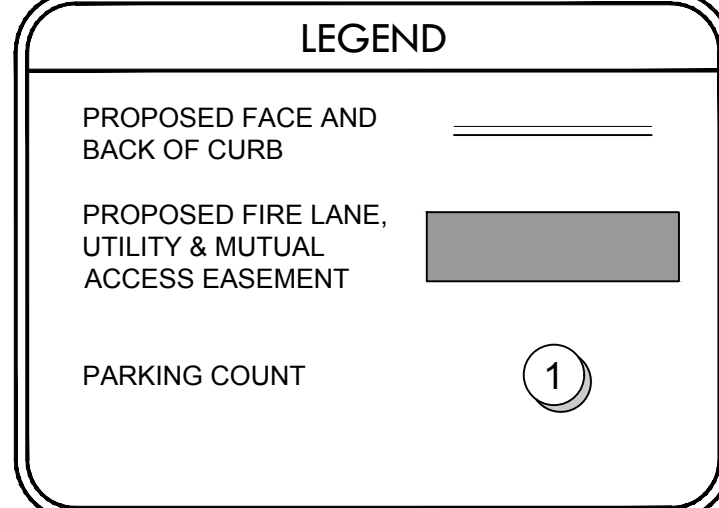
SHEET:
SP1.0

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FILE PATH: K:\Jobs\XSC17006_McKinneyOrtho\Drawings\03_SITE PLAN\03 - Production - Site Plan\03 SITE PLAN.dwg
PLOT DATE: 3/16/2018 10:58:10 AM
PLOT BY: JMC
PLOTED WITH: DWG TO PDF.pc3



LOCATION MAP
N.T.S.



SITE DATA

Existing Zoning	PD - Planned Development District Ord. No. 95-06-27 Medical Office
Proposed Use	Medical Office
Lot Area	0.802 Ac. (34,914 Sq. Ft.)
Existing Building Floor Area	3,300 Sq. Ft.
Proposed Building Floor Area	2,600 Sq. Ft.
Building Height	1 STORY / 27 Ft.
Floor Area Ratio / Lot Coverage	0.17:1 / 17.9%
Impervious Cover	0.68:1 / 67.6%
Existing Parking Required	3,300 SF Medical @ 1/300 Sq. Ft. = 11 Spaces
Existing Parking Provided	22 Spaces
Proposed Parking Required	2,600 SF Medical @ 1/300 Sq. Ft. = 9 Spaces
Proposed Parking Provided	8 Spaces
Handicap Parking	2 Spaces

Note: Handicap parking is provided in accordance with ADA standards.

- NOTES
- HAZARDOUS CHEMICALS WILL NOT BE STORED ON THE PROPERTY.
 - ALL A/C & MECHANICAL EQUIPMENT TO BE LOCATED ON THE PROPOSED STRUCTURES ROOF. SCREENING OF ALL ROOF MOUNTED A/C & MECHANICAL EQUIPMENT MUST BE 1' TALLER THAN THE HEIGHT OF THE EQUIPMENT.

- STANDARD 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.

- DIMENSION NOTE
- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB RADII SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.



Know what's below.
Call before you dig.

LOCATION South East Corner of Eldorado Pkwy and Highlands Rd	OWNER/APPLICANT XS-Construction 8001 LBJ Fwy, Suite 410 Dallas, TX 75251 Telephone: (972) 877-1779 Contact: Glen Moore	ENGINEER Kirkman Engineering 4821 Merlot Ave., Suite 210 Grapevine, Texas 76051 Telephone: (817) 488-4960 TBP# No. 15874 Contact: Jonathan Schindler, P.E.
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