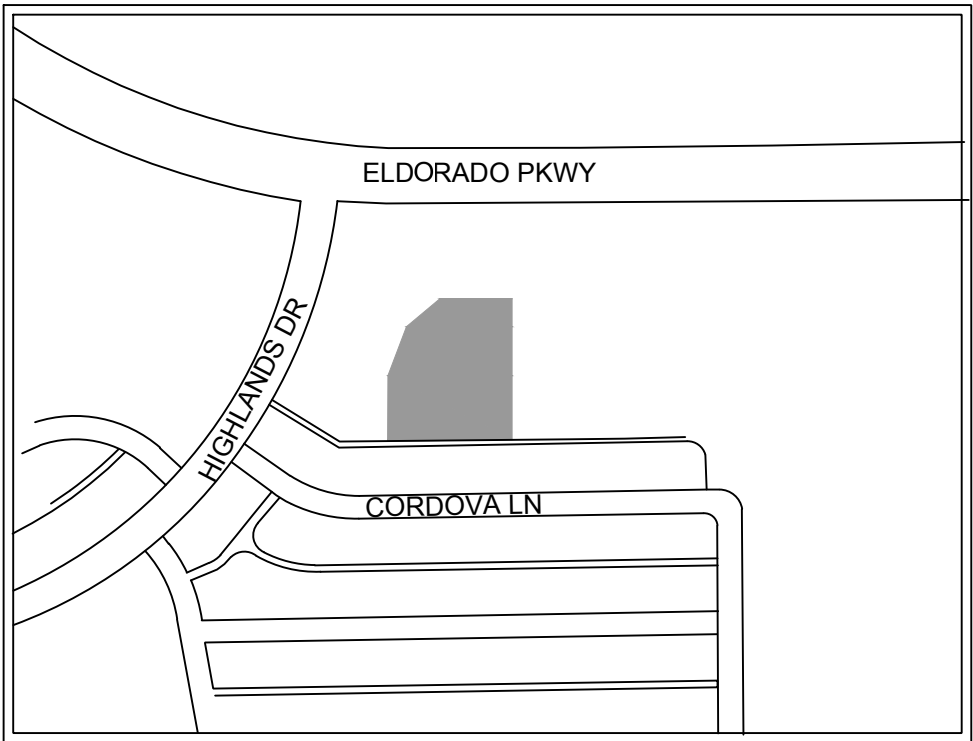
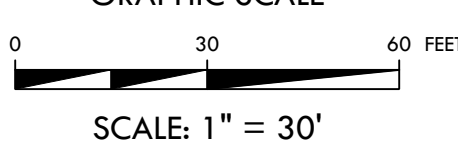




Know what's below.  
Call before you dig.



GRAPHIC SCALE



LOCATION MAP  
N.T.S.

LEGEND

- PROPOSED FACE AND BACK OF CURB
- PROPOSED FIRE LANE, UTILITY & MUTUAL ACCESS EASEMENT
- EXISTING FIRE LANE
- PARKING COUNT 1

SITE DATA

Existing Zoning  
Proposed Use  
Lot Area  
Building Floor Area  
Building Height  
Floor Area Ratio / Lot Coverage  
Impervious Cover  
Parking Required / Provided

PHASE 1 BUILDING I

PD Ord. No. 95-06-27  
Medical Office  
1.68 Ac. (73,033 Sq. Ft.)  
11,000 Sq. Ft.  
1 Story - 27'  
0.15:1 / 15.0%  
0.76:1 / 76.4%  
37 Spaces / 37 Spaces  
11,000 SF Medical @ 300 Sq. Ft. = 37 Spaces

PHASE 2 BUILDING II

PD Ord. No. 95-06-27  
Medical Office  
1.68 Ac. (73,033 Sq. Ft.)  
7,175 Sq. Ft.  
1 Story - 27'  
0.09:1 / 9.8%  
0.79:1 / 79.6%  
24 Spaces/24 Space  
7,175 SF Medical @ 300 Sq. Ft. = 24 Spaces

Handicap Parking

2 Spaces

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.

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  
TBPE No. 15874  
Contact: Jonathan Schindler, P.E.



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

DEVELOPER/OWNER



JOB NUMBER: XSC17006\_McKinneyOrtho

DESIGNED BY: JDG

DRAWN BY: JDG

CHECKED BY: PCF

ISSUE DATE: 04-03-2018

REV:

PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR  
DESIGN REVIEW ONLY AND  
NOT INTENDED FOR THE  
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WERE PREPARED BY, OR  
UNDER THE SUPERVISION OF:

PATRICK C. FILSON  
P.E.# 108577  
DATE: April 3, 2018

Kirkman Engineering, LLC  
Texas Firm No: 15874

McKinneyOrtho

McKinney,  
TEXAS

SITE PLAN

SHEET:

SP1.0