

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

**REMOTE FDC GENERAL COMMENTS:**

Shall be protected by bollards.

Shall be located a minimum of 3 ft. 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 8 ft. to 10 ft. from the center of the fire hydrant, and adjacent to. Shall be located 3 ft. from back of curb. Remote FDC and FH shall be located 8 ft. from landscaping.

Shall be located near the corner of the building on the outside edge of the fire lane.

**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. Mechanical equipment to be located on the roof

The Lighting for the subject property shall be constructed and operated in conformance with Article 6 of the City of McKinney Unified Development Code.

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.

**FIRE PROTECTION SYSTEMS**

Building is required to be protected by an approved automatic fire sprinkler system and fire alarm system with full occupant notification.

**CAUTION!!**  
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

**SITE BENCHMARKS**

BM-1 = "X" in south edge near the center of concrete Curb inlet on the south of a concrete driveway near the northeast corner of the subject property. Elev.=601.91

BM-2 = "X" in southwest edge of concrete Curb inlet on the south side of the concrete driveway just north of the southeast corner of the subject property. Elev.=604.59

**CITY BENCHMARK USED FOR CONTROL**

COM-39 - Aluminum Disc on concrete inlet South of Virginia Parkway & Jordan Road Southeast of the First Street South. Elev. = 577.46

- LEGEND**
- Public Utility, Mutual Access & Firelane Easement
  - Proposed Sidewalk
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp

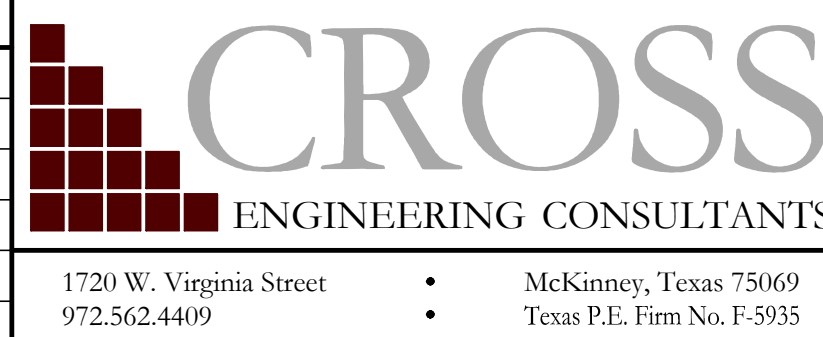
**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Contact: Daniel Franklin, PE

**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee  
McKinney, Texas 75069  
Phone (972) 542-1266  
Contact: Lawrence Ringley, RPLS

**ARCHITECT:**  
Spurgin & Associates Architects  
1216 N. Central Expressway, Ste. 200A  
McKinney, Texas 75070  
Phone (972) 562-5368  
Contact: Kent Spurgin, RA

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

#SITE2025-0017



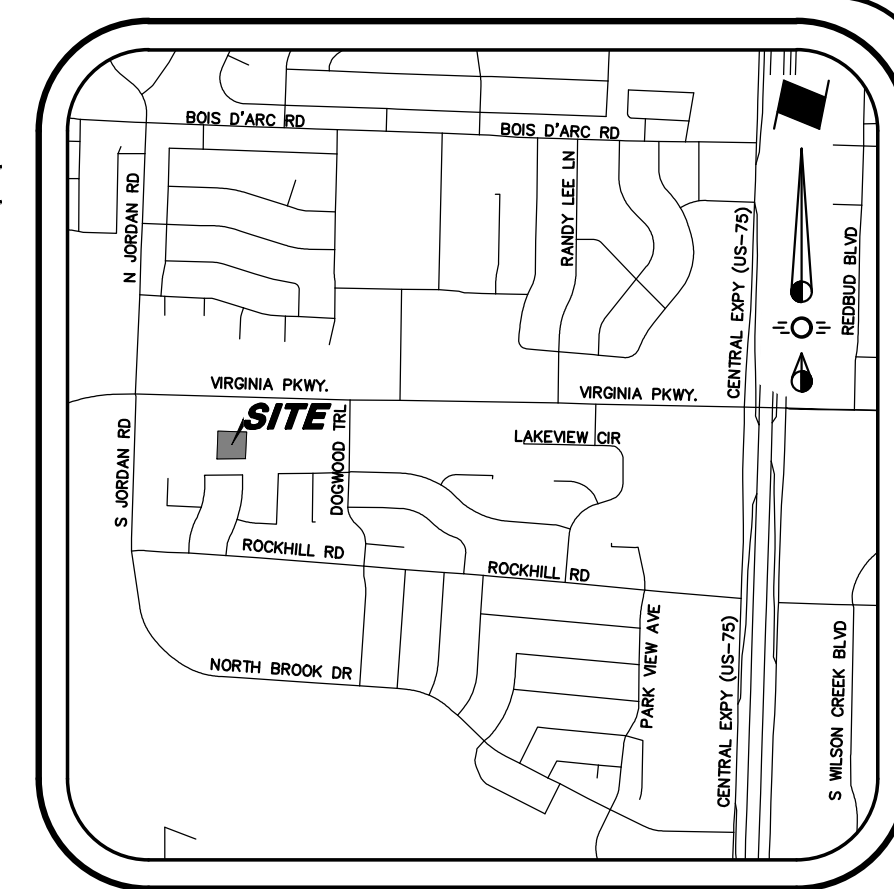
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**SITE PLAN**  
**HOPE DREAM CENTER**  
1.082 ACRES - 47,148 SF  
**LOT 12R, VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH ADDITION**  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

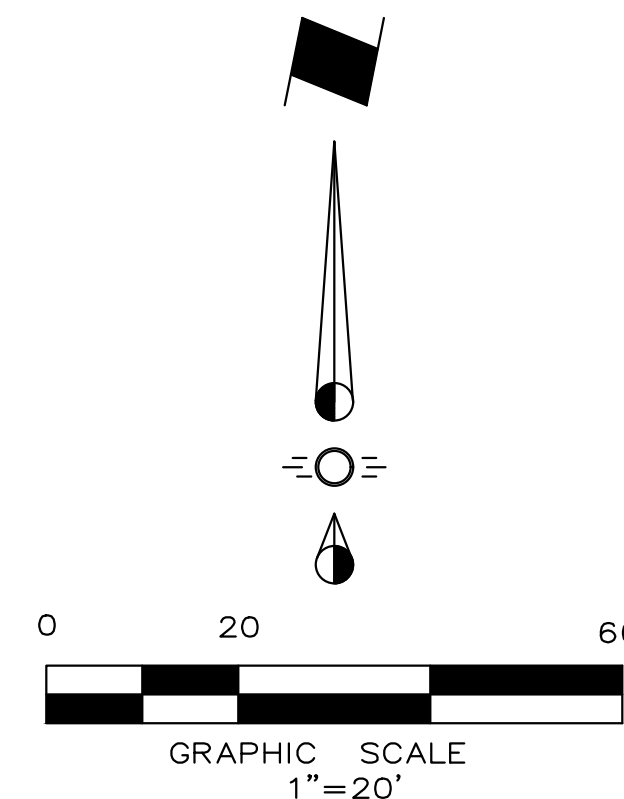
Sheet No.

**SP**

Project No.  
24087



**VICINITY MAP**  
Scale: 1"=1,500'



**SITE DATA TABLE**

Lot 12R, Virginia Parkway Professional Center South Addition		
Name of Project/Development	Hope Dream Center	
Existing Zoning:	PD99-07-53 (O Base)	
Proposed Use:	Office/Indoor Event Center	
Lot Area:	1.082	Acres (47,148 SF)
Impervious Surface Area:	38,950	SF
Pervious Surface Area:	8,198	SF
<b><u>BUILDING DATA</u></b>		
Max No. Stories/Floors	2	
<b>Building Height Information:</b>		
West Wing (2-Story)	40	ft
East Wing (1-Story)	30	ft
<b>Building Area Information:</b>		
Building L1 & L2 (Footprint)	12,020	SF
Building L1 GFA	4,508	SF
Building L2 GFA	6,839	SF
Building L3 GFA	3,840	SF
Total Gross Floor Area (GFA)	15,187	SF
Floor to Area Ratio (FAR)	0.322	:1
Lot Coverage	25.5%	
<b><u>PARKING</u></b>		
Office Parking Required (1:400):	8,348 SF / 400 = 21	Spaces
Event Cent. Parking Required (1:150):	6,839 SF / 150 = 46	Spaces
Total Parking Required:	21 + 46 = 67	Spaces
Total Parking Provided:	67	Spaces
Onsite	60	Spaces
Offsite*	7*	Spaces
ADA Parking Required	3	Spaces
ADA Parking Provided	3	Spaces

\*Note: Shared Parking Agreement with Lot 13R  
\*\*Note: Shared Dumpster Agreement with Lot 13R

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)