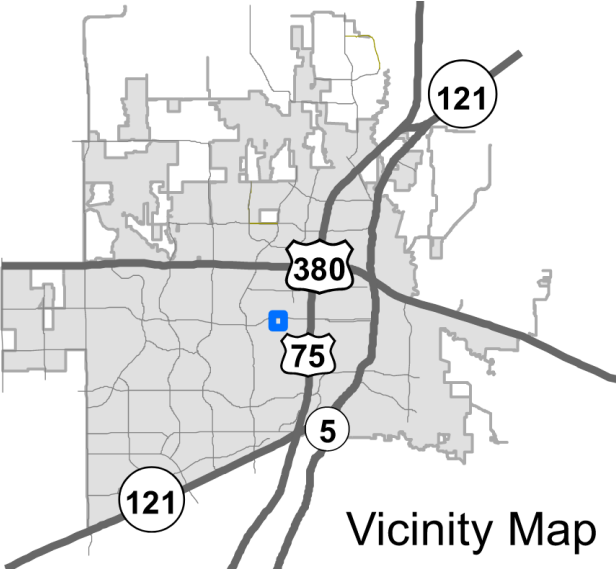
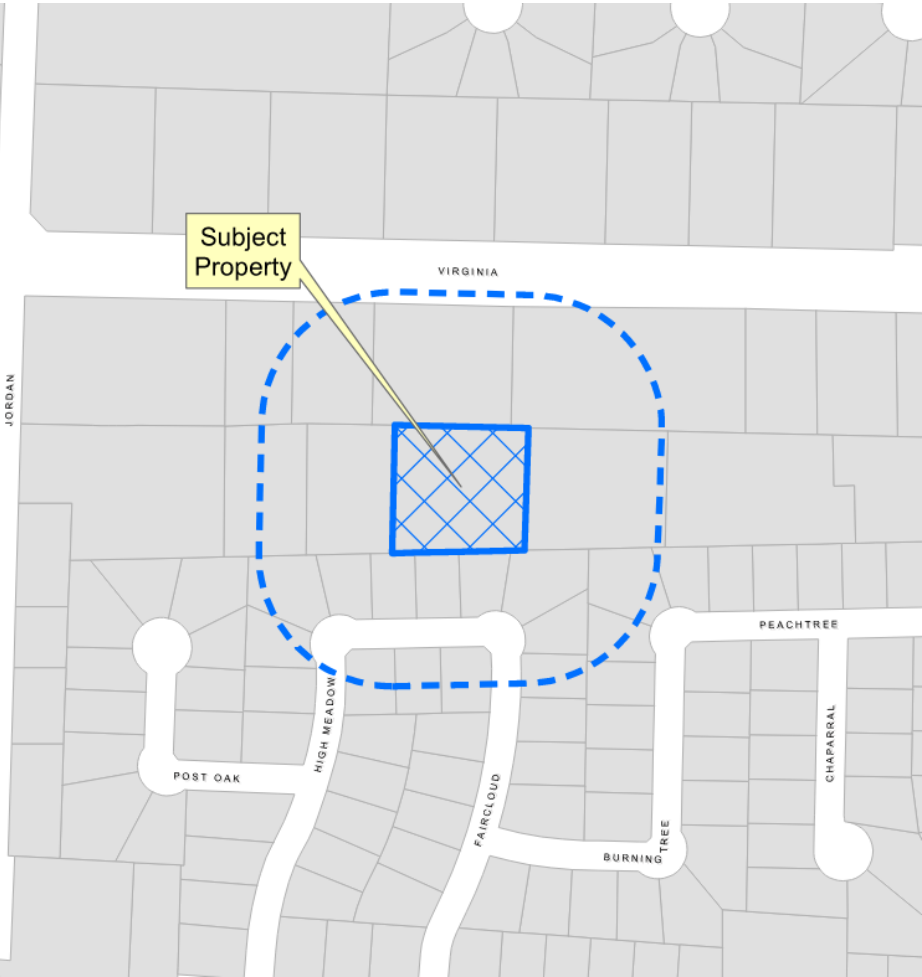


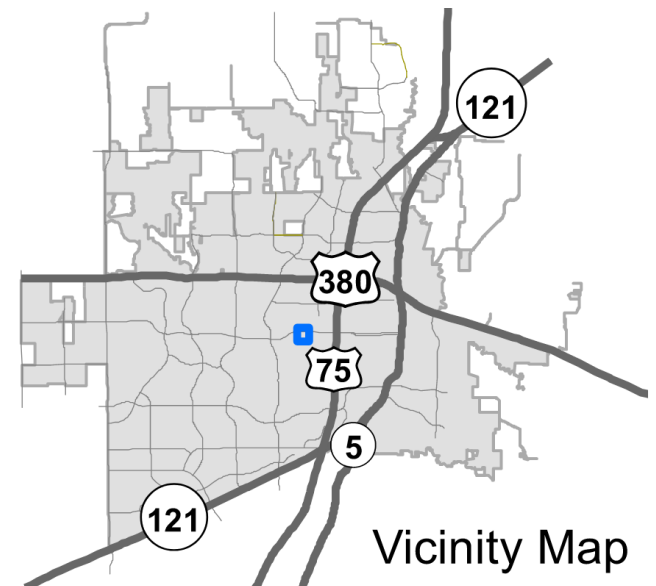
Hope Dream Center Site Plan

25-0017SP

Location Map



Aerial Exhibit



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

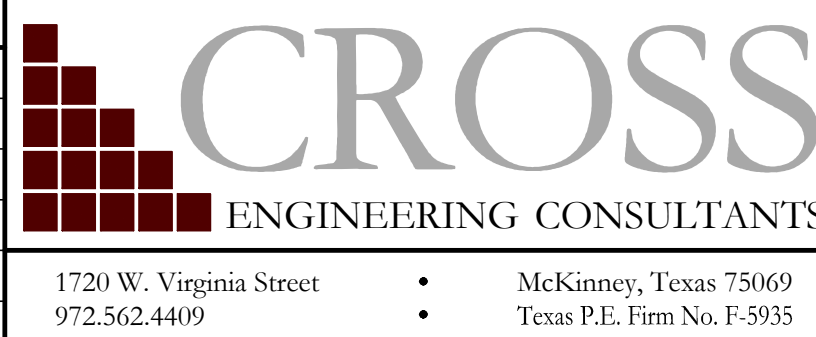
ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Daniel Franklin, PE

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



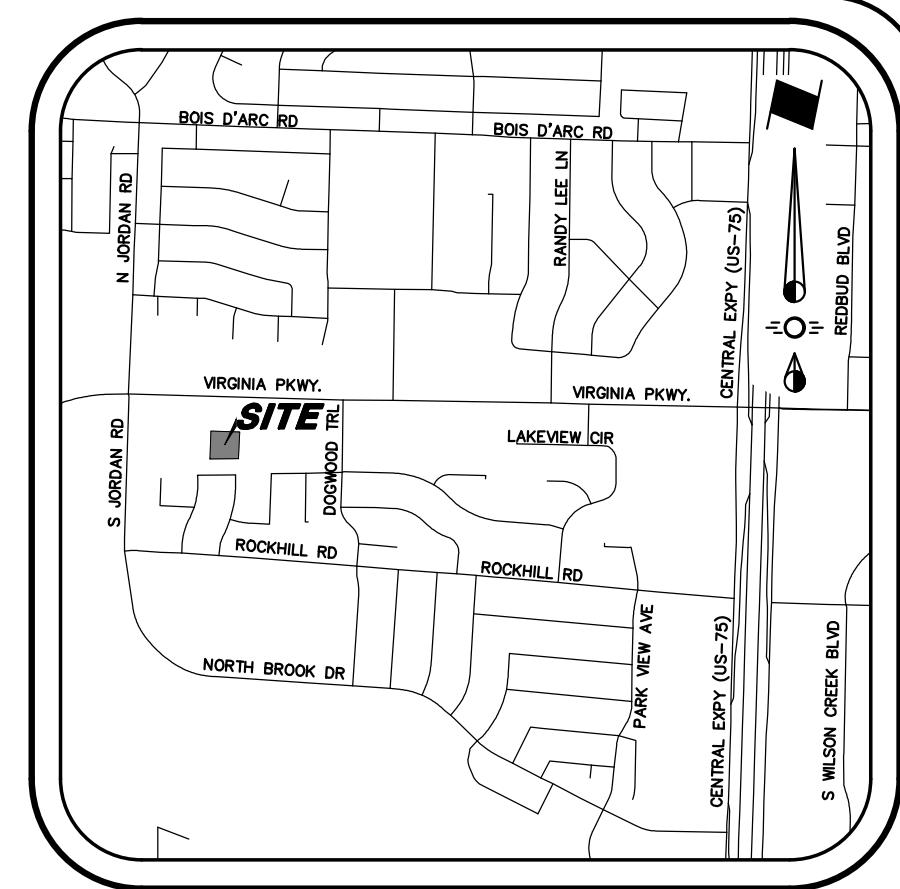
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. FRANKLIN, PE TX 122044 ON 10-3-2025. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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

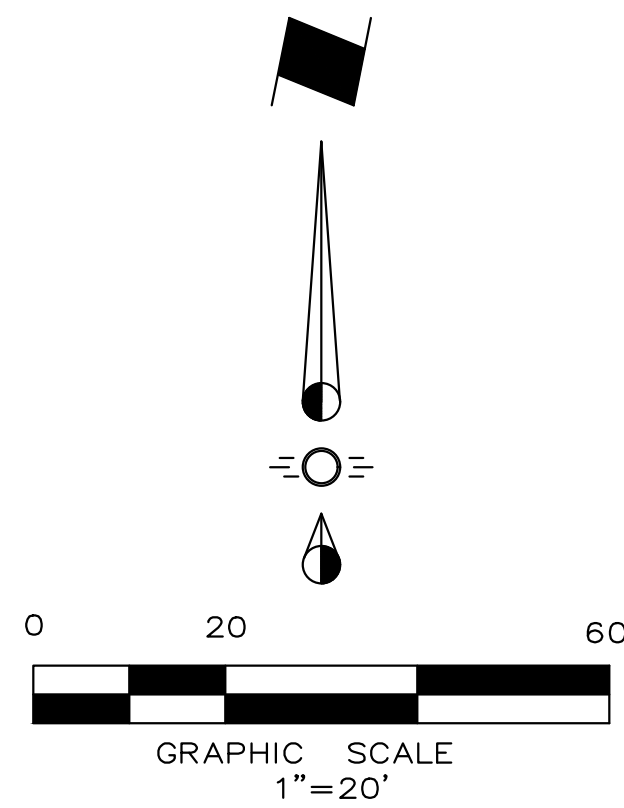
Sheet No.

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
BUILDING DATA		
Max No. Stories/Floors:	2	
Building Height Information:		
West Wing (2-Story)	40	ft
East Wing (1-Story)	30	ft
Building Area Information:		
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%	
PARKING		
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

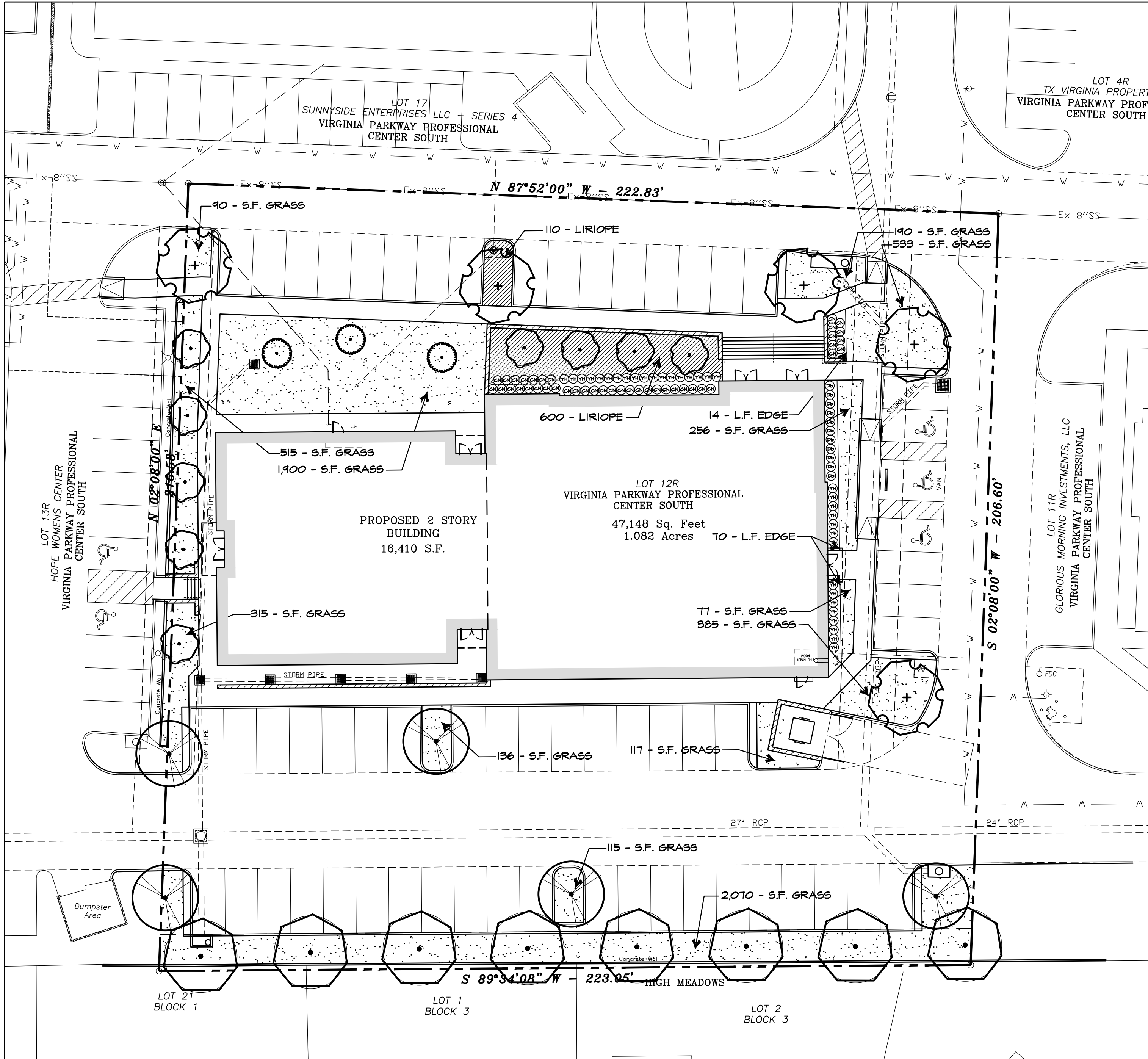
*Note: Shared Parking Agreement with Lot 13R

**Note: Shared Dumpster Agreement with Lot 13R

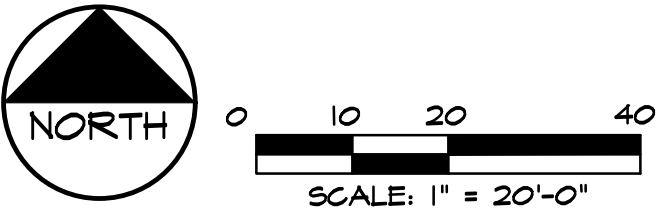
STOP!
CALL BEFORE YOU DIG



((@ least 72 hours prior to digging))



SITE PLAN NUMBER 2025-0017



LANDSCAPE TABULATIONS	
SITE AREA LANDSCAPING	
10% OF THE SITE SHALL BE IN PERMANENT LANDSCAPING	
TOTAL SITE AREA UNDER DEVELOPMENT	47,148 S.F.
10% SITE LANDSCAPE AREA REQUIRED	4,715 S.F.
TOTAL SITE LANDSCAPE AREA PROVIDED	+6,554 S.F.
RESIDENTIAL LANDSCAPE BUFFER	
SOUTHERN BOUNDARY	
10' LANDSCAPE BUFFER REQUIRED WITH ONE CANOPY TREE PER 30 L.F. OF BUFFER.	
BOUNDARY L.F.	223.05 L.F.
REQUIRED BUFFER TREES (224 / 30 = 7.4)	8 TREES
BUFFER TREES PROVIDED	8 TREES
PARKING LOT TREE REQUIREMENTS	
PROVIDE 1 CANOPY TREE PER EACH 7 PARKING SPACES.	
PARKING SPACES PROVIDED	60 SPACES
REQUIRED PARKING TREES (60 / 7 = 8.6)	9 TREES
PROPOSED NEW TREES	9 TREES
PARKING LOT SCREENING	
AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS ADJACENT TO PUBLIC RIGHT OF WAY SHALL BE SCREENED.	

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5		CEDAR ELM	Ulmus crassifolia	4" caliper, 12' H, 7/8" spread, B&B or container, straight trunk.
5		CHINQUAPIN OAK	Quercus muhlenbergii	4" caliper, 12' H, 7/8" spread, B&B or container, straight trunk.
5		PISTACHE	Pistachio chinensis	4" caliper, 12' H, 7/8" spread, B&B or container, straight trunk.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1		TUSCANY GRAPE HYDRANGEA	Lagerstroemia indica 'Tuscany'	8' H/8' spread min, 50 gallon, 3 trunk Hrs, full, bushy tree formed specimen.
5		LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	8' H/8' spread min, 50 gallon, single trunk, full to the ground, bushy tree formed specimen.

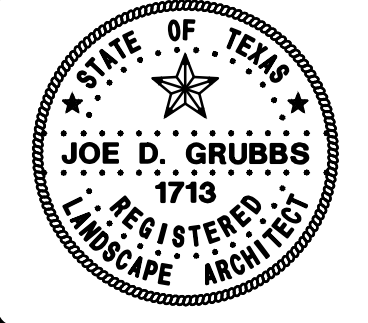
SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11		DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, 24" H/20-24" spread, full, bushy specimen
41		OBSSESSION NANDINA	Nandina domestica 'Selkirk'	5 gallon, 18" H/20-24" spread, full, bushy specimen
33		DWARF YAUPOON HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, 12" H/14-16" spread, full, bushy specimen
710		BIG BLUE LIRIOPE	Liriope muscari 'Big Blue'	1 gallon, 8" H/8-10" spread, full, bushy specimen

TURF GRASS				
6,554 S.F.		S.F. GRASS BERBERIA GRASS	Cynodon dactylon	Solid sod

GROUND COVER / MISCELLANEOUS	
84 L.F.	RYERSON STEEL EDGE
ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".	
ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.	
ALL DIRT SPOILS FROM SHRUB AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.	
ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.	
LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES	

IRRIGATION NOTE
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

Hope Dream Center
Center South - Lot 12R
McKinney Texas



Lot 12R
Landscape Plan

Sheet Number:
L1
of L2 Sheets

Enhanced Landscape Plan

