

VICINITY MAP  
NTS

**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.

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 7' In Height.

GEOGRAPHIC ID: R-8795-00A-01R2-1  
OWNER: 895 MEDITERRANEAN MCKINNEY SERIES A SEPARATE SERIES OF HURACANES  
CURRENT LAND USE: MED. OFFICE  
LEGAL DESC.: ADRIATICA, BLK A, LOT 1R2 (REPLAT)  
AREA: 0.14 ACRES

**SYNOPSIS**

<b>Address:</b>		Lot 7R2, Block A Adriatica Addition				
<b>Zoning:</b>		PD 2010-11-052				
<b>Proposed Use:</b>		Office (Professional / Medical)				
<b>Lot Area:</b>		4.519 Acres (196,841 sf)				
<b>Building Areas:</b>	<b>Building No.</b>	<b>Footprint (SF)</b>	<b>Under Roof (SF)</b>	<b>A/C (SF)</b>	<b>Height</b>	<b>Stories</b>
	Bldg. A	4,398	4,398	4,109	31'	1
<b>Future Buildings:</b>	Bldg. B	6,425	6,425	8,200	50'	2
	Bldg. C	4,570	9,076	8,942	40'	2
	Bldg. D	3,900	3,900	3,900	29.5'	1
	Bldg. E	4,294	4,294	4,136	31'	1
	Bldg. F	6,809	6,809	6,607	31'	1
	Bldg. G	4,836	4,836	4,365	31'	1
	Bldg. H	5,744	5,744	5,611	29.5'	1
	Bldg. I	6,180	11,594	10,671	55'	3
Bldg. J	5,366	7,041	6,397	29.5'	2	
Bldg. K	4,569	4,569	4,338	35'	1	
Bldg. L	3,586	3,586	3,500	35'	1	
<b>Total:</b>		<b>60,676</b>	<b>72,272</b>			

Lot Coverage: 30.73% (Total Footprint Area 60,676 sf)  
Floor Area Ratio: 0.37 : 1  
Building Height: 29.5' - 55'

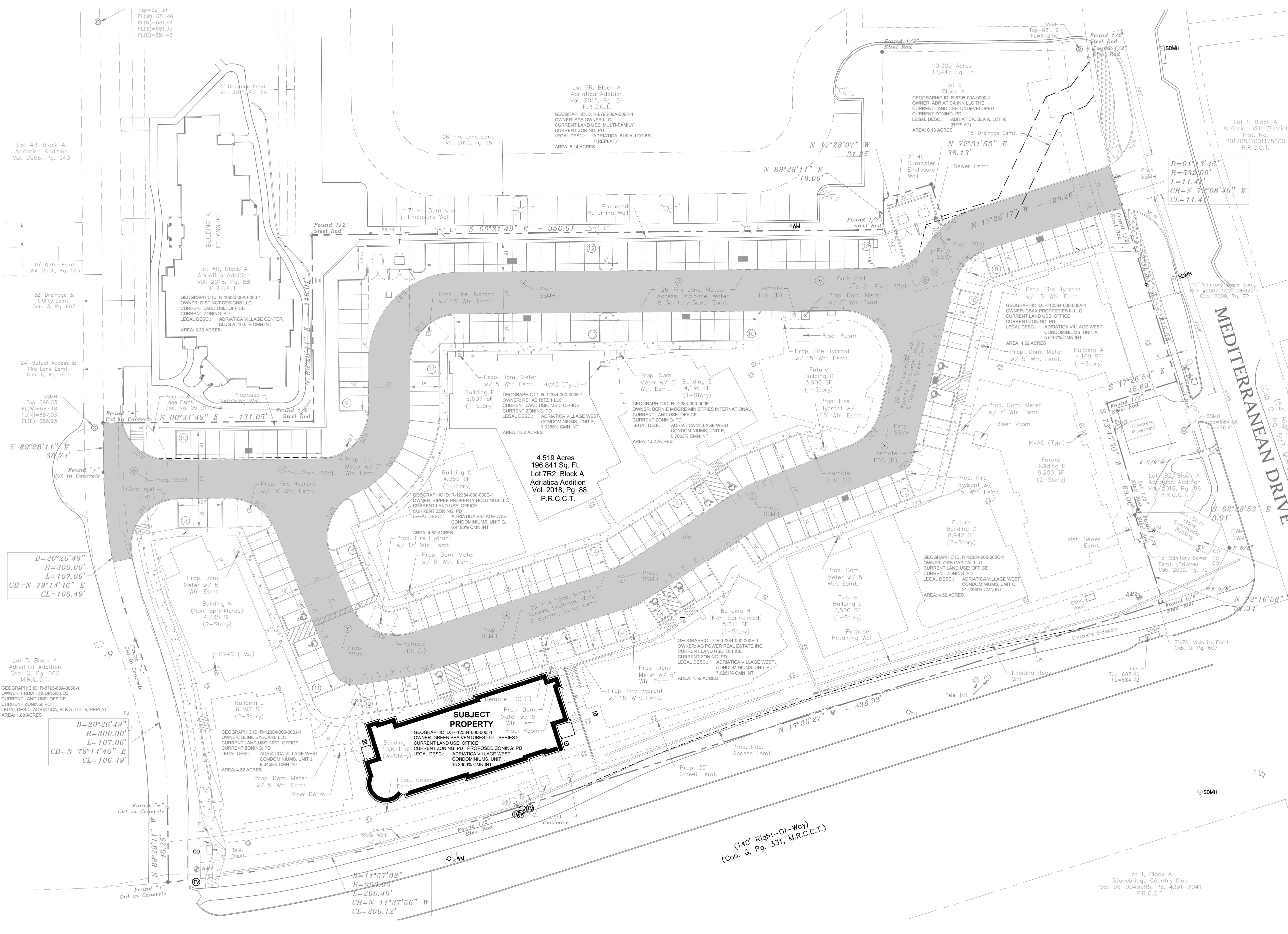
Required Parking: Prof. Office (A-E,G-I,K) 1:400 (56,117/400) = 141 Spcs.  
Medical Office (J,F) 1:300 (13,004/300) = 44 Spcs.  
\*Assembly 1:150 (1655/150) = 11 Spcs.

Parking Required Total: (196 Parking Spaces)  
Parking Required w/ 10% Reduction: (177 Parking Spaces)

Total Parking Provided: (175 Parking Spaces) 10 Handicap Spc.

\*Assembly space will only be used during off-peak hours.

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



4.519 Acres  
196,841 Sq. Ft.  
Lot 7R2, Block A  
Adriatica Addition  
Vol. 2018, Pg. 88  
P.R.C.C.T.

**SUBJECT PROPERTY**  
GEOGRAPHIC ID: R-12384-000-0000-1  
OWNER: GREEN SEA VENTURES LLC - SERIES 2  
CURRENT LAND USE: OFFICE  
CURRENT ZONING: PD  
LEGAL DESC.: ADRIATICA VILLAGE WEST CONDOMINIUMS, UNIT 1  
15.3999% CMN INT

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

**BENCHMARK:**  
City of McKinney Central Monument  
CM12 located north of the intersection of Creekside Way and Lake Creek Drive. Posted Elevation = 665.776  
**Benchmark #1:**  
1/2" Steel Rod, N 7123347.749, E 2516221.379  
Elevation = 701.87  
**Benchmark #2:**  
1/2" Steel Rod, N 7122759.912, E 2516390.792  
Elevation = 688.55

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Contact: Jon David Cross, P.E.

**ARCHITECT:**  
Seven d Four  
8446 Winged Foot Drive  
Frisco, Texas 75034  
Phone (972) 768-8283  
Contact: Kevin Dingman

**SURVEYOR:**  
Underwood Surveying  
3404 Interurban Road  
Denison, Texas 75021  
Phone (903) 465-2151  
Contact: Doug Underwood, RPLS

<b>ZONING EXHIBIT</b>		Sheet No.
<b>ADRIATICA OFFICES</b>		<b>SP</b>
LOT 7R3, BLOCK A - ADRIATICA ADDITION		
CITY OF MCKINNEY, TEXAS		

ADRIATICA OFFICES