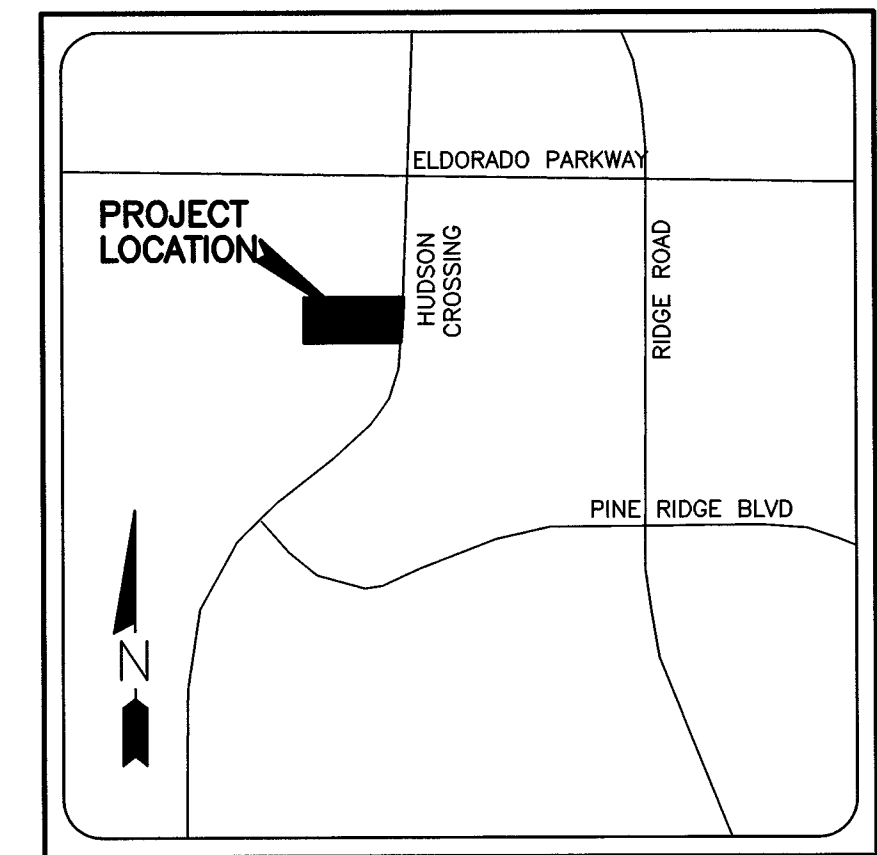
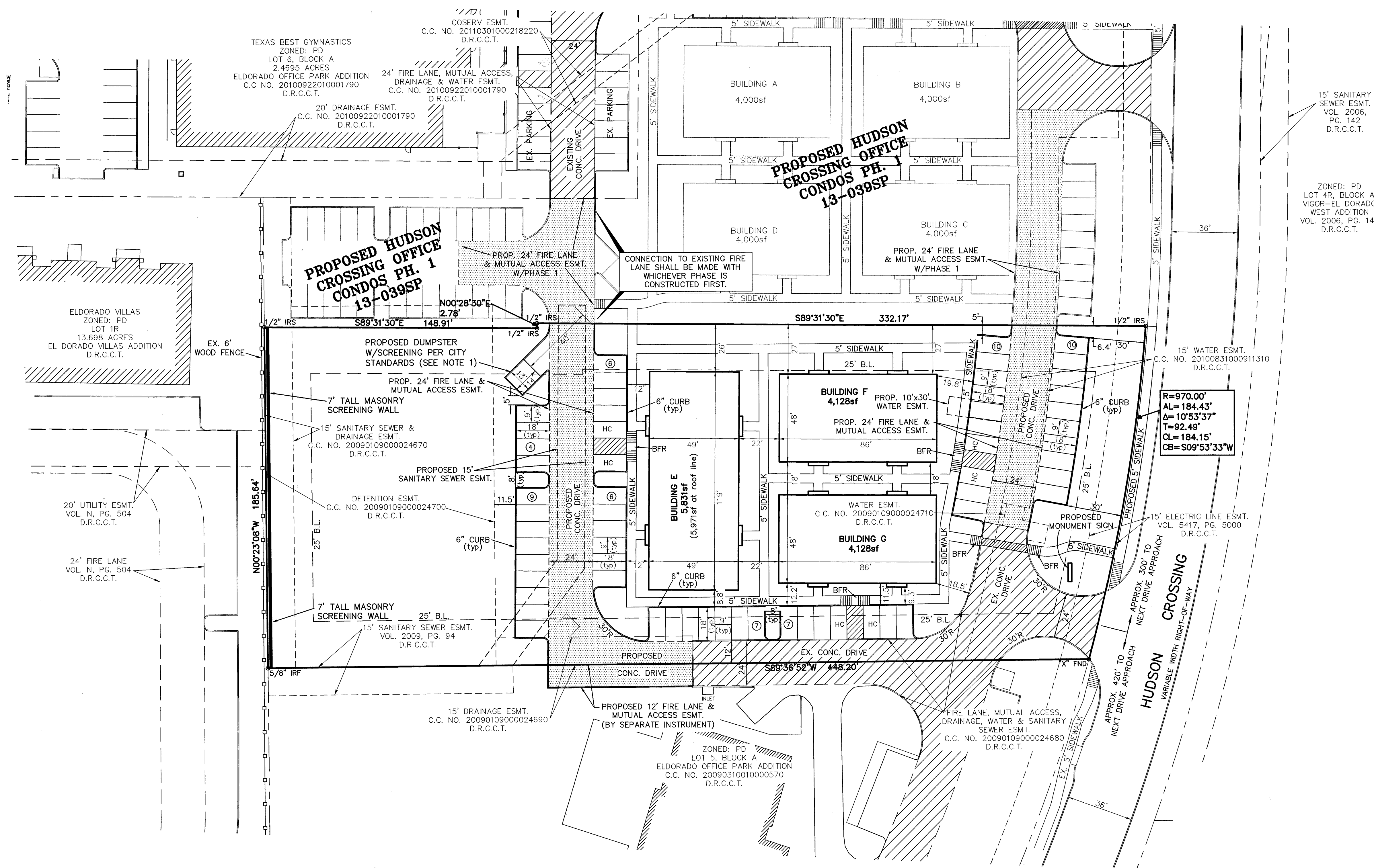


30 15 0 30 60
SCALE: 1" = 30'



MAPSCO PAGE: 359-S
N.T.S.



15' SANITARY SEWER ESMT. VOL. 2006, PG. 142 D.R.C.C.T.

ZONED: PD LOT 4R, BLOCK A VIGOR-EL DORADO WEST ADDITION VOL. 2006, PG. 142 D.R.C.C.T.

15' WATER ESMT. C.C. NO. 20100831000911310 D.R.C.C.T.

R=970.00'
AL=184.43'
Δ=10°53'37"
T=92.49'
CL=184.15'
CB=S09°53'33"W

15' ELECTRIC LINE ESMT. VOL. 5417, PG. 5000 D.R.C.C.T.

SITE DATA	
Lot Area	86,051 sq. ft. (1.975 acres)
Total Covered Area	14,087 sq. ft.
Percent Covered	16%
Typical Suite Area	1,032 sq. ft.
Building Areas	
Building E	5,831 sq. ft.
Building F	4,128 sq. ft.
Building G	4,128 sq. ft.
Total Buildings Area	14,087 sq. ft.
Building Height	27'-10.5"
Zoning	PD 98-11-59
Parking (1:400sf)	36 Required - 59 Provided
Handicap Parking (Six are Van Access)	3 Required - 6 Provided *
Loading Zones	1 Required - 12x35'
Trash Dumpster Pad	1 Required - 13x14'
Percentage of total site in permanent landscaping	46% - 39,947 sq. ft.
Site Elevation Above Sea Level	746 ft.
Height of Proposed Building Above Sea Level	773 ft.
Latitude & Longitude Coordinates of Tallest Structure	33°10'21"N 96°42'08"W
No Existing Buildings	* HC Spaces Provided are Included in Overall Parking
Proposed Use is Office, Business or Professional	

- 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 in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
 - All dimensions are to face of curb, unless otherwise noted.
 - Prior to Building Permit, a Preliminary-Final Plat and record plat must be approved.

LEGEND	
	PROPOSED FIRE LANE
	EXISTING FIRE LANE
CONC.	CONCRETE
PVMT.	PAVEMENT
PROP.	PROPOSED
EX.	EXISTING
B.L.	BUILDING LINE
25'R	RADIUS
(typ)	TYPICAL
⓪	NUMBER OF PARKING SPACES
BFR	HANDICAP RAMP

RECEIVED
By Kathy Wright at 3:33 pm, Mar 25, 2013

APPLICANT:
JAMES JOHNSTON
21 TRANQUIL POND
FRISCO, TEXAS
972-668-7710

REV.	BY	DATE	DESCRIPTION

SITE PLAN					
HUDSON CROSSING OFFICE CONDOS					
PHASE 2					
CITY OF MCKINNEY COLLIN COUNTY, TEXAS					
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com					
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
MAC	MAC	03/25/13	JJ405BASE.DWG	JJ405	1 OF 1