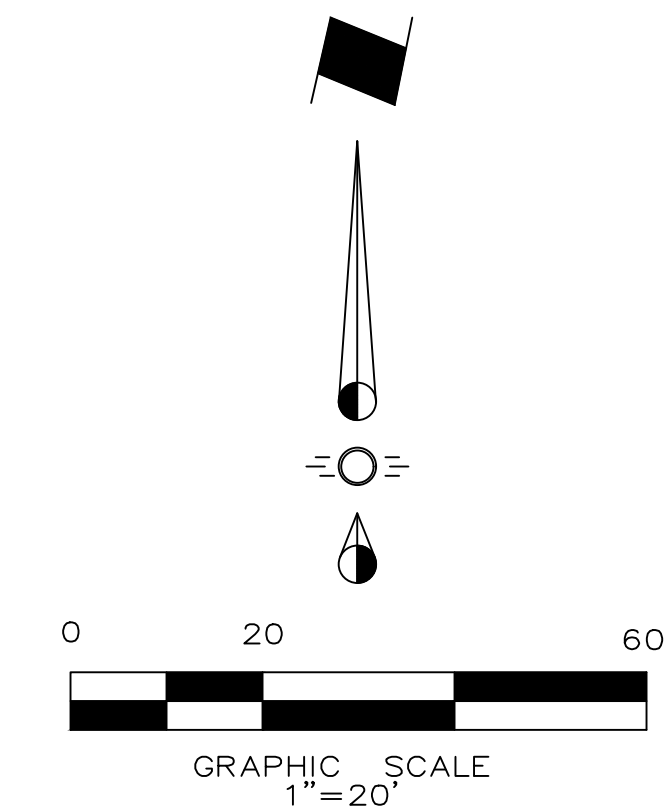


VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address: 707 N. McDonald
McKinney, Texas 75069
Zoning: BN - Neighborhood Business
Proposed Use: Convenience Store
Lot Area: 0.360 Acres (15,671 sf)
Building Area: 2,500 sf
Lot Coverage: 16.91%
Floor Area Ratio: 0.17 : 1
Building Height: 22'
Required Parking: Retail 1:250 (2,650/250) = 11 Spaces

Parking Required Total: 11 Parking Spaces

Parking Provided Total: 12 Parking Spaces (1 HC)

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.

FIRE LANE STRIPING AND AREA TO BE PLACED PER FIREVAR2022-05-00027.

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.

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

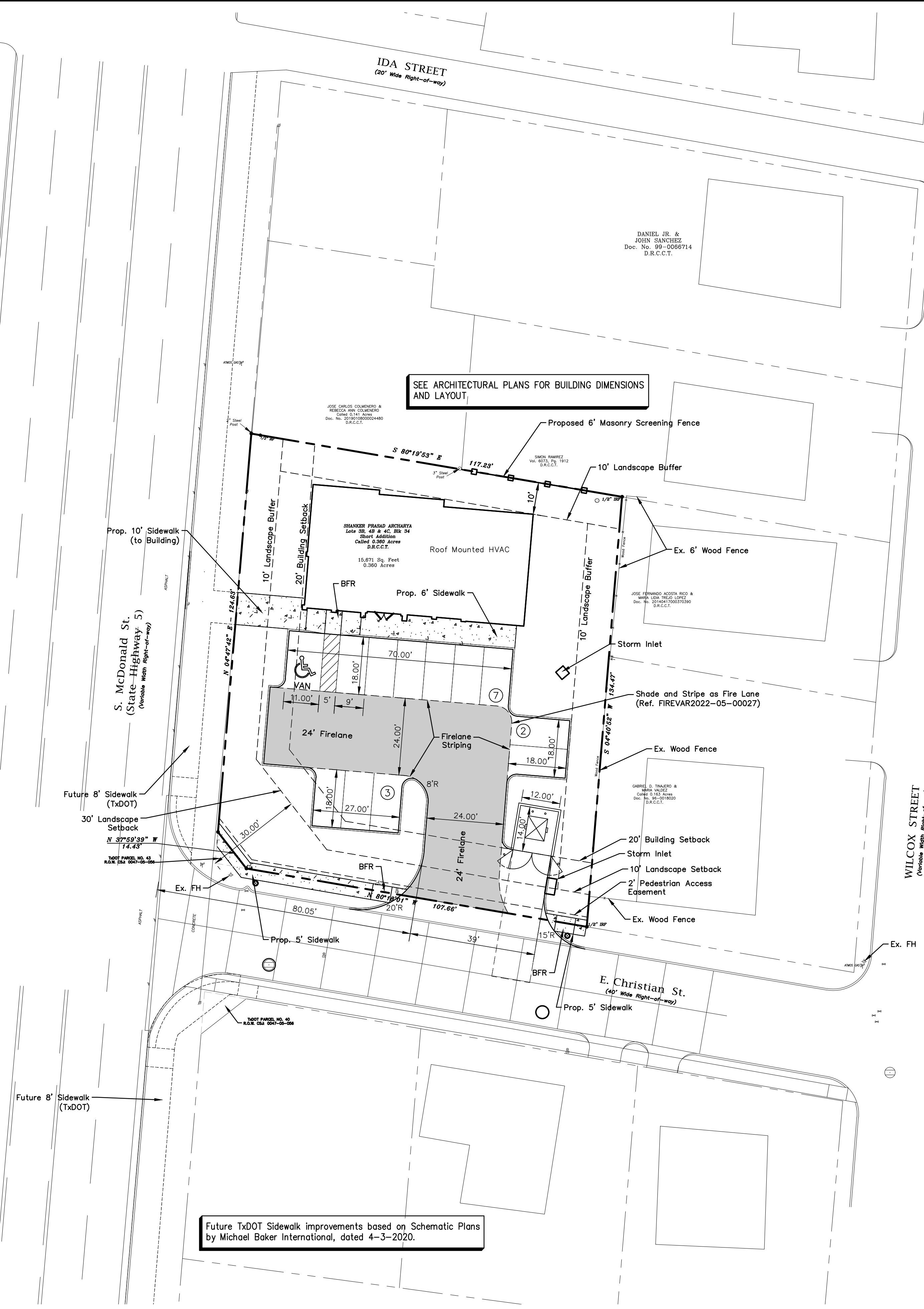
ARCHITECT:

Seven-D-Four Architecture
8446 Winged Foot Drive
Frisco, TX 75034
Phone (972) 768-8283
Contact: Kevin Dingman

SURVEYOR:

Ringley & Associates, Inc.
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Contact: Lawrence Ringley

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



SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT

Future TxDOT Sidewalk improvements based on Schematic Plans by Michael Baker International, dated 4-3-2020.

CITY BENCHMARKS USED FOR CONTROL

COM-43 = Aluminum Disc in concrete at the end of the curb on the Northeast corner of Murray Street and Louisiana Street.
Elev. = 586.464

SITE BENCHMARKS

BM-1 = "X" in top of concrete curb on the east side of McDonald Street and west of the northwest corner of the subject property.
Elev.=629.38
BM-2 = "X" in top of concrete curb that veers around a water valve in the road on the north side of Christian Street and south of the most southerly southwest corner of the subject property.
Elev.=627.02

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'

SITE PLAN

707 N. McDonald Retail Store

Shanker Acharya
McKinney, Texas

Sheet No.

SP

Project No.
21141

707 N. McDonald Retail Store