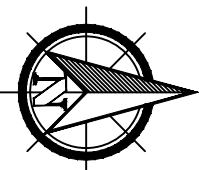
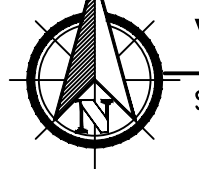
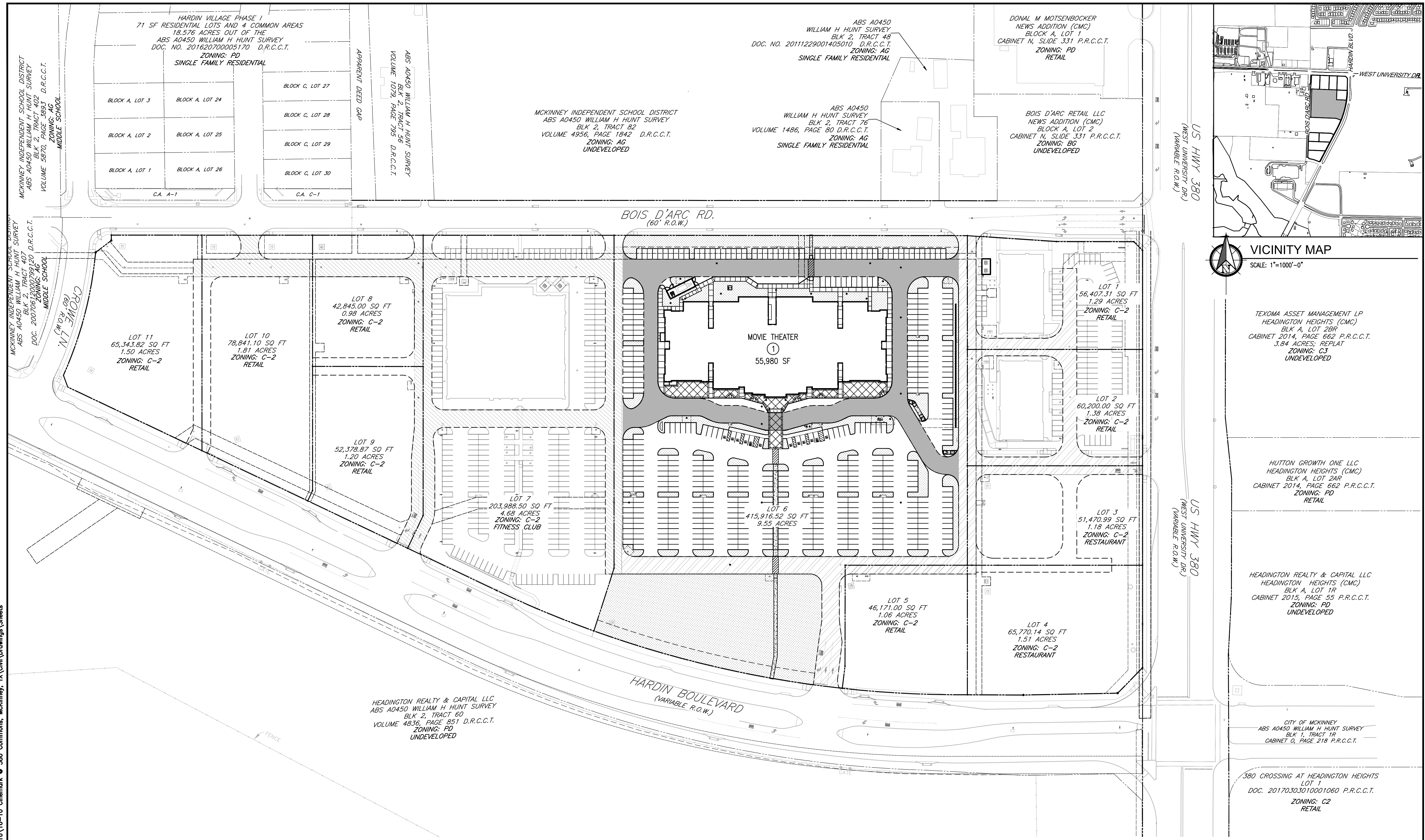
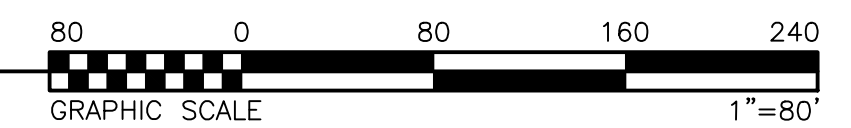


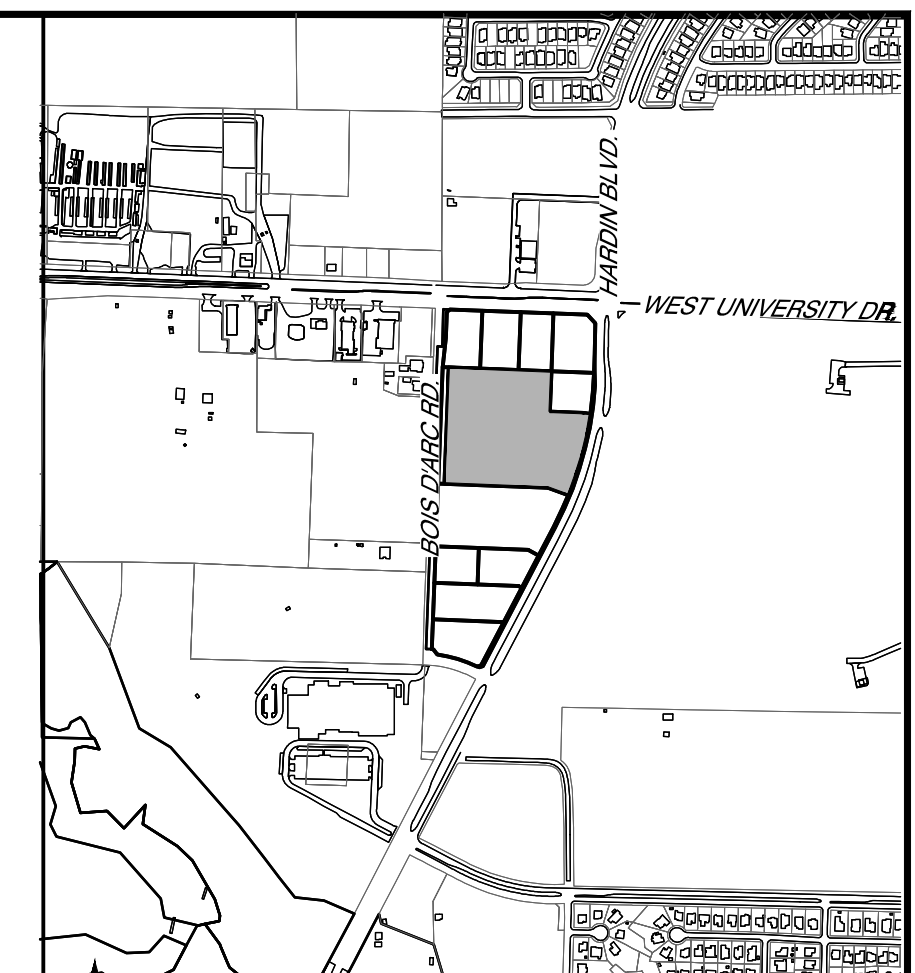
PLOT DATE: Thursday, March 15, 2018  
 FILE NAME: 16-10 SP-1.0 Site Plan.dwg  
 FILE PATH: \\Dropbox (CD)\C&A\Projects\2016\16-10 Cinemark @ 380 Commons, McKinney, TX\Civil Drawings\Sheets



**1 SITE PLAN**  
 SCALE: 1"=80'-0"



**VICINITY MAP**  
 SCALE: 1"=1000'-0"



US HWY 380  
 (WEST UNIVERSITY DR.)  
 (VARIABLE R.O.W.)

US HWY 380  
 (WEST UNIVERSITY DR.)  
 (VARIABLE R.O.W.)

CITY OF MCKINNEY  
 ABS A0450 WILLIAM H HUNT SURVEY  
 BLK 1, TRACT 1R  
 CABINET O, PAGE 218 P.R.C.C.T.  
 ZONING: C2  
 RETAIL

**STANDARD NOTATIONS**

- 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**CINEMARK USA, INC.**  
 3900 DALLAS PARKWAY, SUITE 500  
 PLANO, TX 75093

**CINEMARK @ 380 COMMONS**  
 LOT 4, 380 COMMONS AT  
 HEADINGTON HEIGHTS ADDITION  
 CITY OF MCKINNEY COLLIN COUNTY, TEXAS

**SITE PLAN**

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CABRE & ASSOCIATES, INC. CABRE & ASSOCIATES, INC. AND ITS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE PROJECT IF THE PROJECT IS NOT CONFORMANT WITH THE CITY OF MCKINNEY CODE OF ORDINANCES. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CABRE & ASSOCIATES.

DRAWING TITLE: **SITE PLAN**

DATE: MARCH 15, 2018

SCALE: 1"=80'

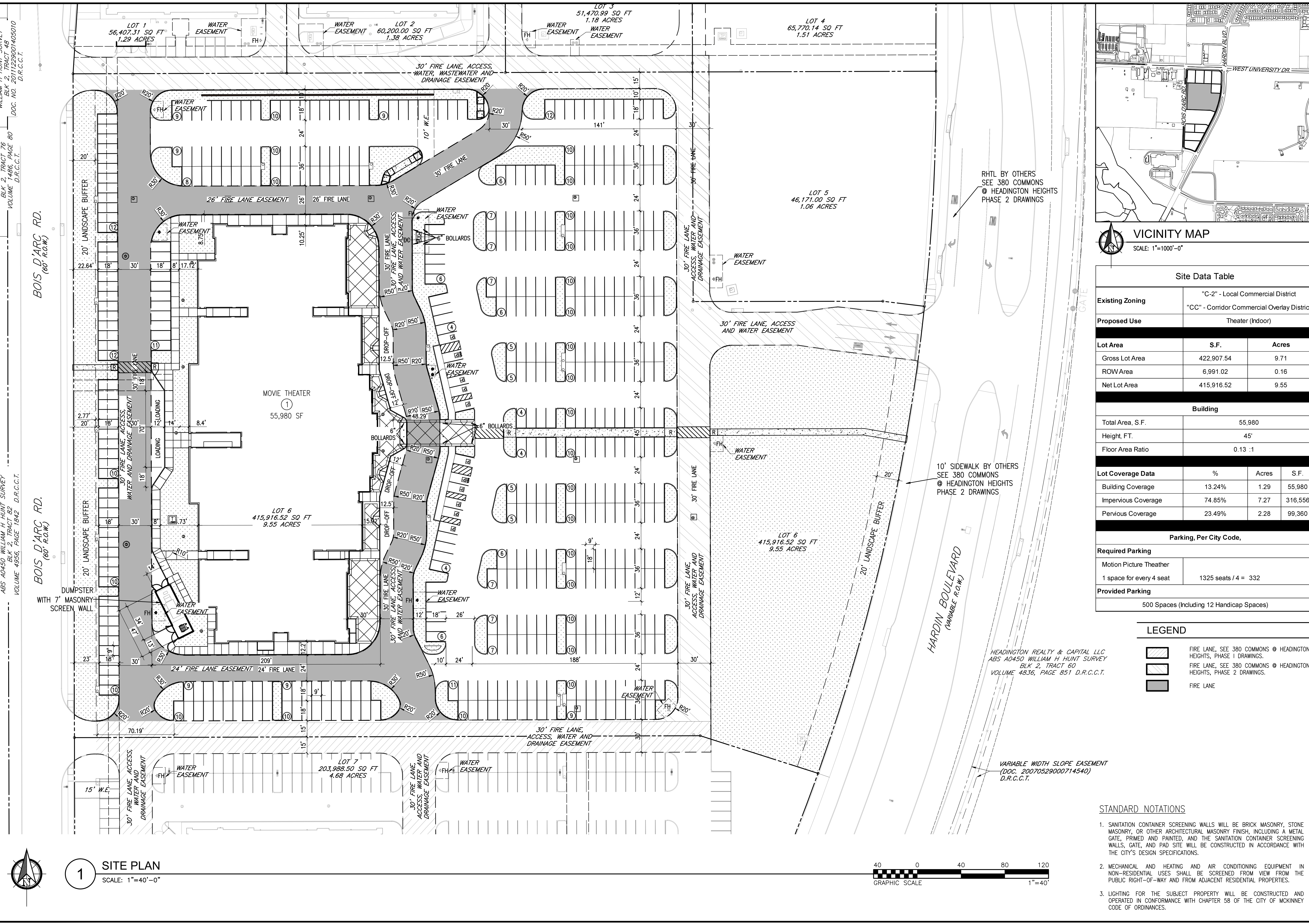
JOB NUMBER: 16-10

DRAWING NUMBER: **SP 1.0**

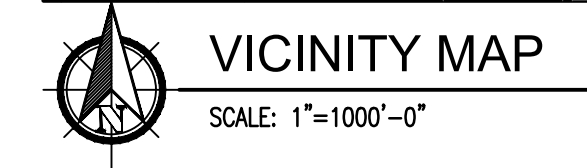
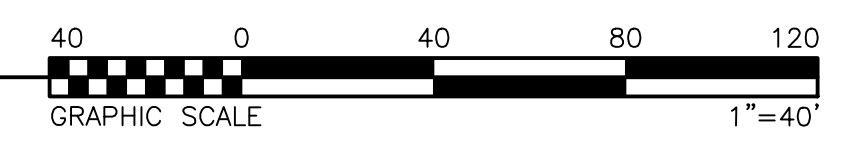
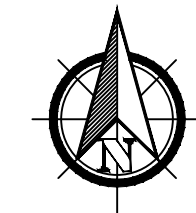
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 FILE NAME: G-10 SP-1.1 Site Plan.dwg  
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MCKINNEY INDEPENDENT SCHOOL DISTRICT  
 ABS A0450 WILLIAM H HUNT SURVEY  
 BLK 2, TRACT 60, PAGE 182 D.R.C.C.T.  
 VOLUME 4836, PAGE 182 D.R.C.C.T.

ABS A0450 WILLIAM H HUNT SURVEY  
 BLK 2, TRACT 48, PAGE 80 D.R.C.C.T.  
 DOC. NO. 2011122001405010



**1 SITE PLAN**  
 SCALE: 1"=40'-0"



VICINITY MAP  
 SCALE: 1"=1000'-0"

Site Data Table			
Existing Zoning	"C-2" - Local Commercial District "CC" - Corridor Commercial Overlay District		
Proposed Use	Theater (Indoor)		
<b>Lot Area</b>	<b>S.F.</b>	<b>Acres</b>	
Gross Lot Area	422,907.54	9.71	
ROW Area	6,991.02	0.16	
Net Lot Area	415,916.52	9.55	
<b>Building</b>			
Total Area, S.F.	55,980		
Height, FT.	45'		
Floor Area Ratio	0.13 :1		
<b>Lot Coverage Data</b>	<b>%</b>	<b>Acres</b>	<b>S.F.</b>
Building Coverage	13.24%	1.29	55,980
Impervious Coverage	74.85%	7.27	316,556
Pervious Coverage	23.49%	2.28	99,360
<b>Parking, Per City Code,</b>			
<b>Required Parking</b>			
Motion Picture Theater			
1 space for every 4 seat	1325 seats / 4 =	332	
<b>Provided Parking</b>			
500 Spaces (Including 12 Handicap Spaces)			

**LEGEND**

	FIRE LANE, SEE 380 COMMONS @ HEADINGTON HEIGHTS, PHASE 1 DRAWINGS.
	FIRE LANE, SEE 380 COMMONS @ HEADINGTON HEIGHTS, PHASE 2 DRAWINGS.
	FIRE LANE

- STANDARD NOTATIONS**
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**Cabre & Associates**  
 Engineering Consultants  
 2001 Long Prairie, Suite 102322  
 Flower Mound, Texas 75022  
 www.CabreAndAssociates.com

**SITE PLAN**

DRAWING TITLE: SITE PLAN

DATE: MARCH 15, 2018

SCALE: 1"=40'

JOB NUMBER: 16-10

DRAWING NUMBER: SP 1.1