

USE: VACANT  
ZONED: ML-LIGHT MANUFACTURING  
CROOKED CREEK, INC.  
Doc. No. 20161116001559440  
D.R.C.C.T.

USE: MCD INNOVATIONS  
ZONED: PD-1451  
LIGHT MANUFACTURING  
CROOKED CREEK, INC.  
C.C.F. No. 97-0013960  
D.R.C.C.T.

USE: RESIDENTIAL  
ZONED: PD-1995-04-21  
TRINITY HEIGHTS PHASE ONE  
C.C.F. No. 2003-0236173  
D.R.C.C.T.

USE: VACANT  
ZONED: PD-1995-04-21  
RSJS WAREHOUSE LTD.  
C.C.F. No. 20090515000591600  
D.R.C.C.T.

USE: WAREHOUSE/OFFICE  
ZONED: LI-LIGHT INDUSTRIAL  
MLRP WILMETH, LLC  
Doc. No. 20190219000172290  
D.R.C.C.T.

USE: APARTMENTS  
ZONED: PD-1995-04-21  
CREEK POINT, LP  
C.C.F. No. 2000-0053311  
D.R.C.C.T.

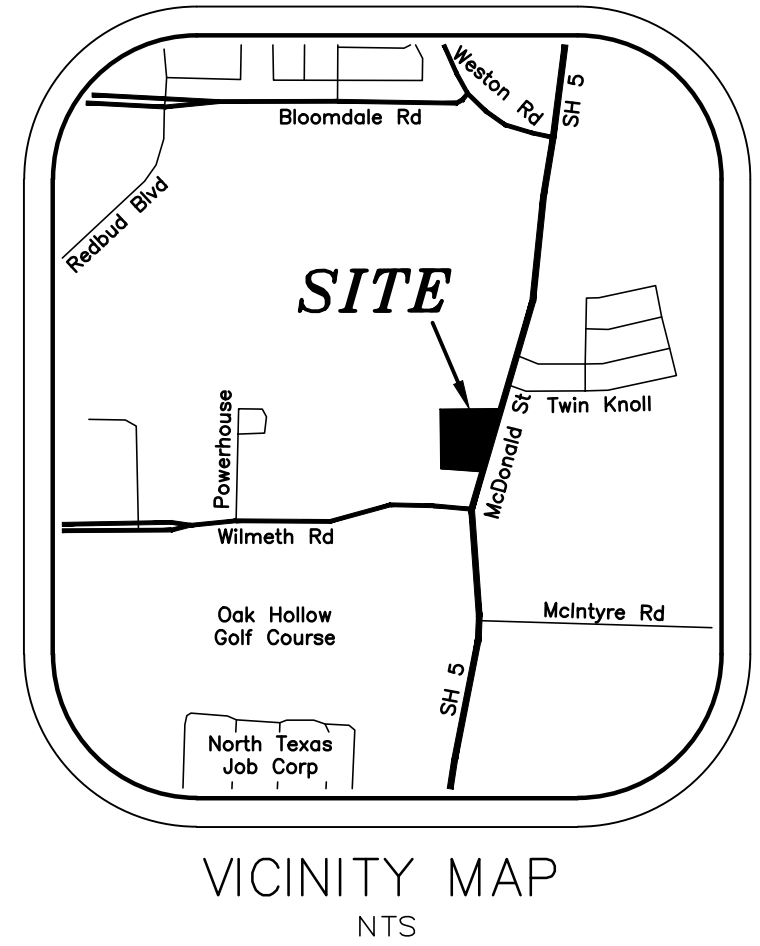
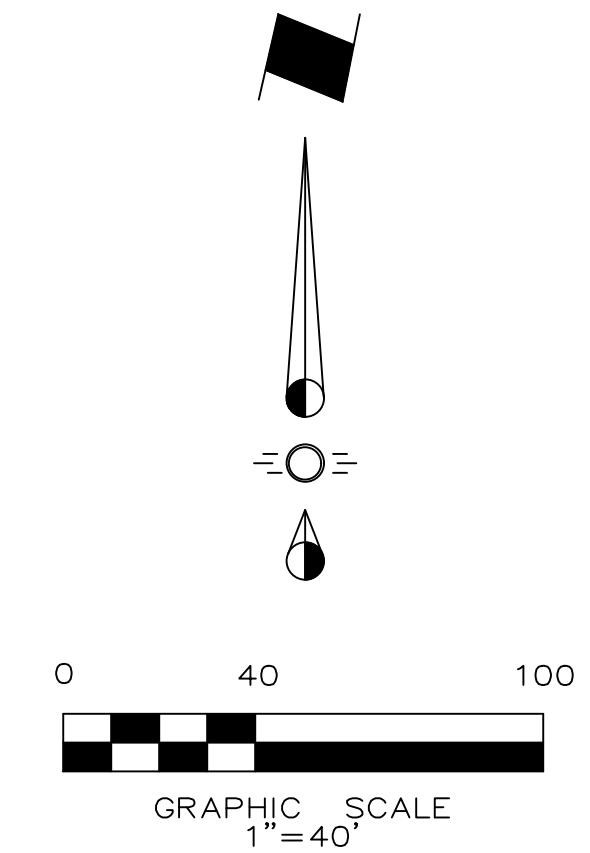
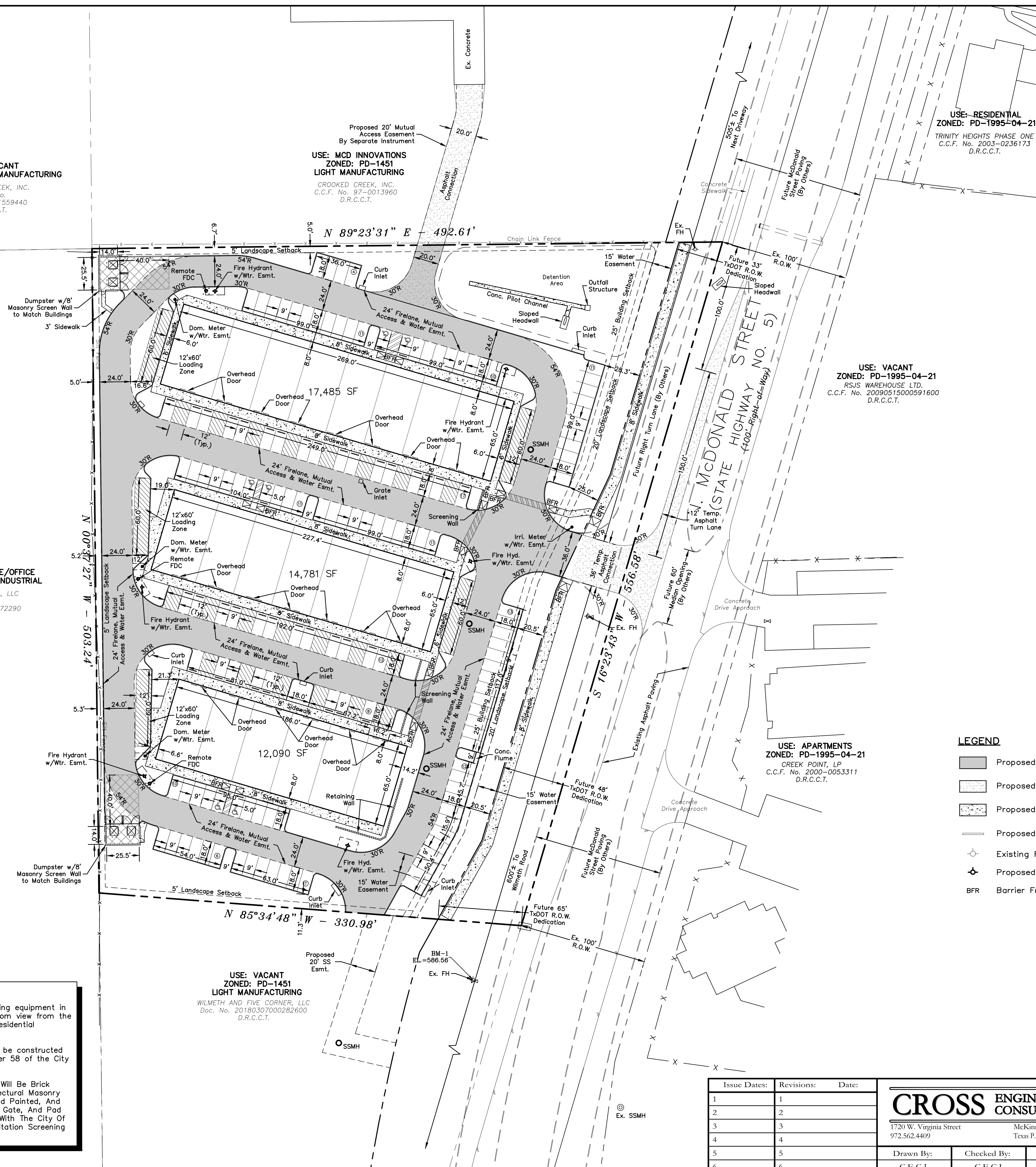
USE: VACANT  
ZONED: PD-1451  
LIGHT MANUFACTURING  
WILMETH AND FIVE CORNER, LLC  
Doc. No. 20180307000282600  
D.R.C.C.T.

**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.



**SYNOPSIS**

Address:	SH 5 McKinney, Texas 75071								
Zoning:	PD-1451 (Light Manufacturing)								
Proposed Use:	Office/Warehouse								
Lot Area:	4.37 Acres (190,468 sf) after ROW dedication								
Building Areas:	<table border="0"> <tr> <td>Building 1</td> <td>17,485 sf</td> </tr> <tr> <td>Building 2</td> <td>14,781 sf</td> </tr> <tr> <td>Building 3</td> <td>12,090 sf</td> </tr> <tr> <td><b>Total Bldg Area:</b></td> <td><b>44,356 sf</b></td> </tr> </table>	Building 1	17,485 sf	Building 2	14,781 sf	Building 3	12,090 sf	<b>Total Bldg Area:</b>	<b>44,356 sf</b>
Building 1	17,485 sf								
Building 2	14,781 sf								
Building 3	12,090 sf								
<b>Total Bldg Area:</b>	<b>44,356 sf</b>								
Loading Space:	5-12'x60' Spaces								
Lot Coverage:	23.29% (Total Bldg Area 44,356 sf)								
Floor Area Ratio:	0.23 : 1								
Building Height:	16'								
Impervious Area:	147,400 sf								
Required Parking:	Industrial Flex Parking 1:2,000 (44,356/2,000) = 23 Spcs.								

Parking Required Total:	23 Parking Spaces
Parking Provided Total:	143 Parking Spaces (6 HC)

**LEGEND**

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

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

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

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

Drawn By: C.E.C.I.  
Checked By: C.E.C.I.  
Scale: 1"=40'

**SITE PLAN**  
**McDONALD BUSINESS PARK**  
4,914 Acre Tract  
Tola Dunn Survey, Abstract No. 284  
McKINNEY, TEXAS

Sheet No.	SP
Project No.	19103

McDONALD BUSINESS PARK