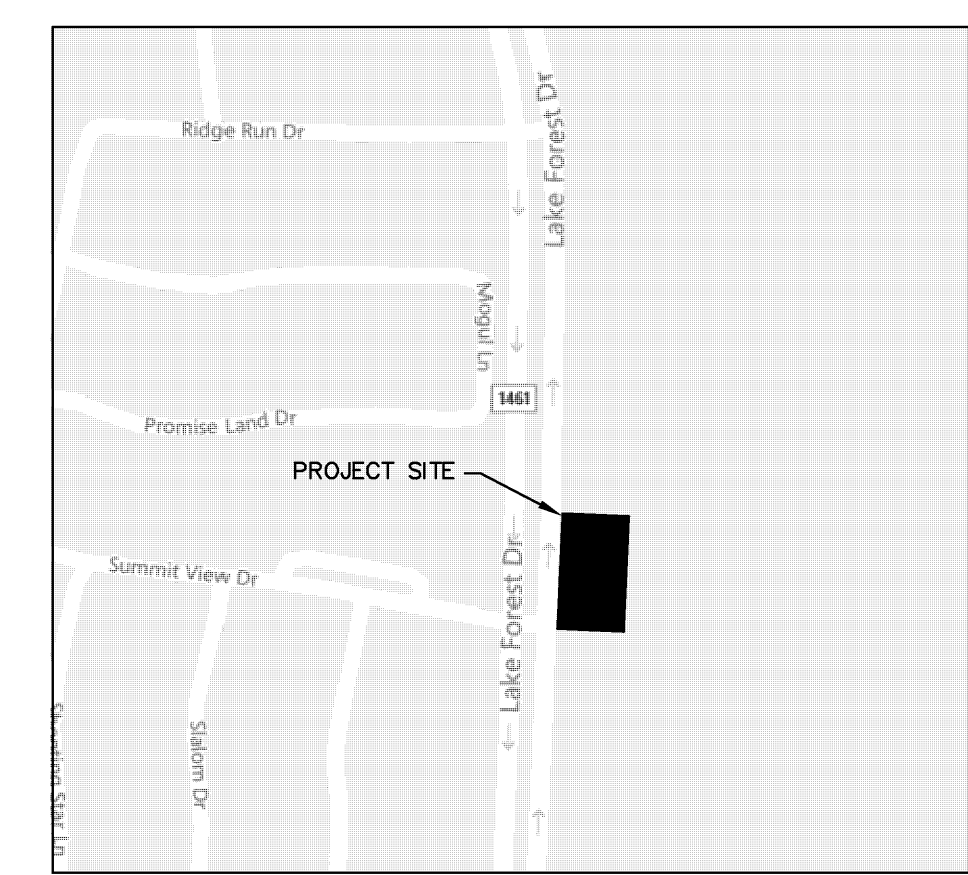
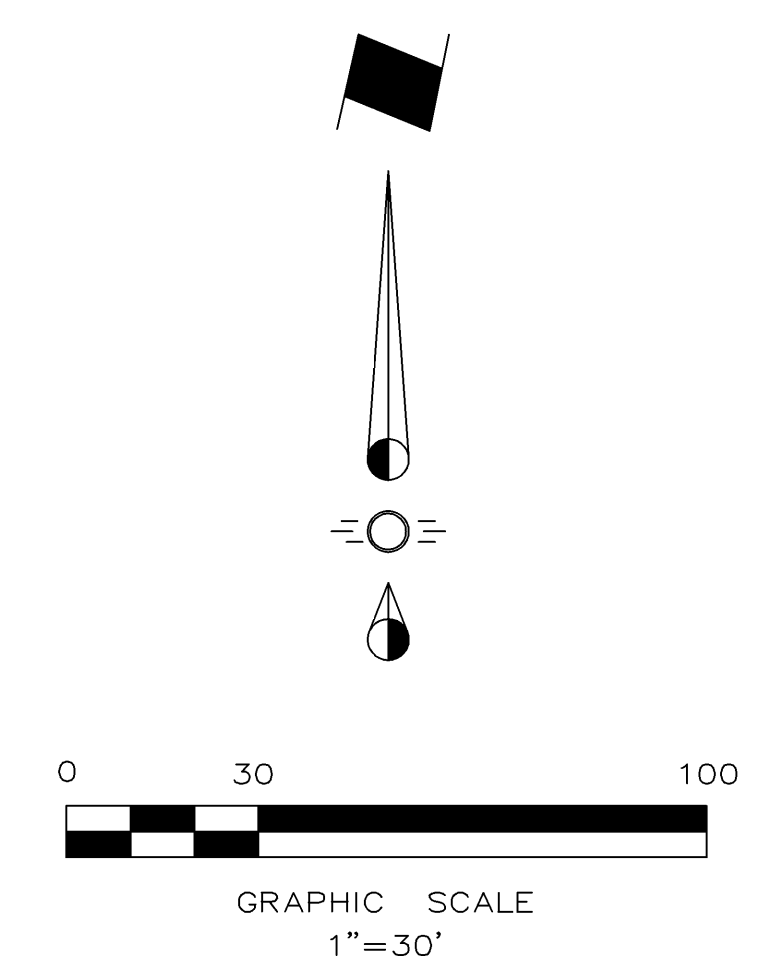


Remainder of Brinkmann Ranches of Collin County, L.P. Vol. 6067, Pg. 1320, D.R.C.C.T.  
Current Use: Undeveloped



VICINITY MAP  
NTS



Remainder of Brinkmann Ranches of Collin County, L.P. Vol. 6067, Pg. 1320, D.R.C.C.T.  
Current Use: Undeveloped

**LEGEND**

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign

**SYNOPSIS**

Current Zoning	PD / AG
Proposed Zoning	GC
Legal Description	Lot 1, Block 1 McKinney Fire Station Number 9 Addition
Proposed Use	Fire Station
Lot Area	2.50 Ac. (108,900 s.f.)
Building Area:	15,000 S.F.
Lot Coverage:	13.77%
Floor Area Ratio:	0.13 : 1
Building Height	27' to Midpoint

Parking Required:		
Total Parking Required:	1 space/400 S.F.	38 Spaces
Total Parking Provided:		54 Spaces
HC Parking Required:	3 Spaces	
HC Parking Provided:	3 Spaces	

Remainder of Called 27.931 Acres South 720, L.P. Vol. 4653, Pg. 2146, D.R.C.C.T.  
Current Use: Undeveloped

John McGarrath Survey  
Abstract No. 672

**CITY OF MCKINNEY STANDARD NOTES:**

Mechanical and Heating and air conditioning equipment in non-resident 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 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.

**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.

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

**OWNER:**  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070  
Phone (972) 547-7420  
Fax (972) 547-2604

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

**ARCHITECT:**  
conduit architecture + design, LLC  
402 Parker Street  
McKinney, Texas 75069  
Phone (972) 302-9747

**SURVEYOR:**  
North Texas Surveying, LLC  
1515 South McDonald St. Suite 110  
McKinney, Texas 75069  
Phone (469) 424-2074  
Fax (469) 424-1997

Issue Dates:	Revisions:	Date:
1 03/23/2016	1	
2 03/28/2016	2	
3 03/31/2016	3	
4 04/04/2016	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. 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" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 04/04/16. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**SITE PLAN**  
MCKINNEY FIRE STATION #9  
LOT 1, BLOCK 1  
MCKINNEY F.S. NUMBER 9 ADDITION  
CONDUIT ARCHITECTURE + DESIGN, LLC  
CITY OF MCKINNEY, TEXAS

Sheet No.	SP
Project No.	16015

MCKINNEY FIRE STATION #9