

ORIGINAL DONATION  
BLOCK 33  
ZONED: MTC  
City of McKinney  
Lots 125, 126, 127 & 128

ORIGINAL DONATION  
BLOCK 43  
ZONED: MTC  
City of McKinney  
Lots 1, 2, 3, 4 & 5

ZONED: MTC  
McKINNEY OUTLOTS  
808 & 808B  
City of McKinney

ZONED: MTC  
McKINNEY OUTLOTS  
822 & 823

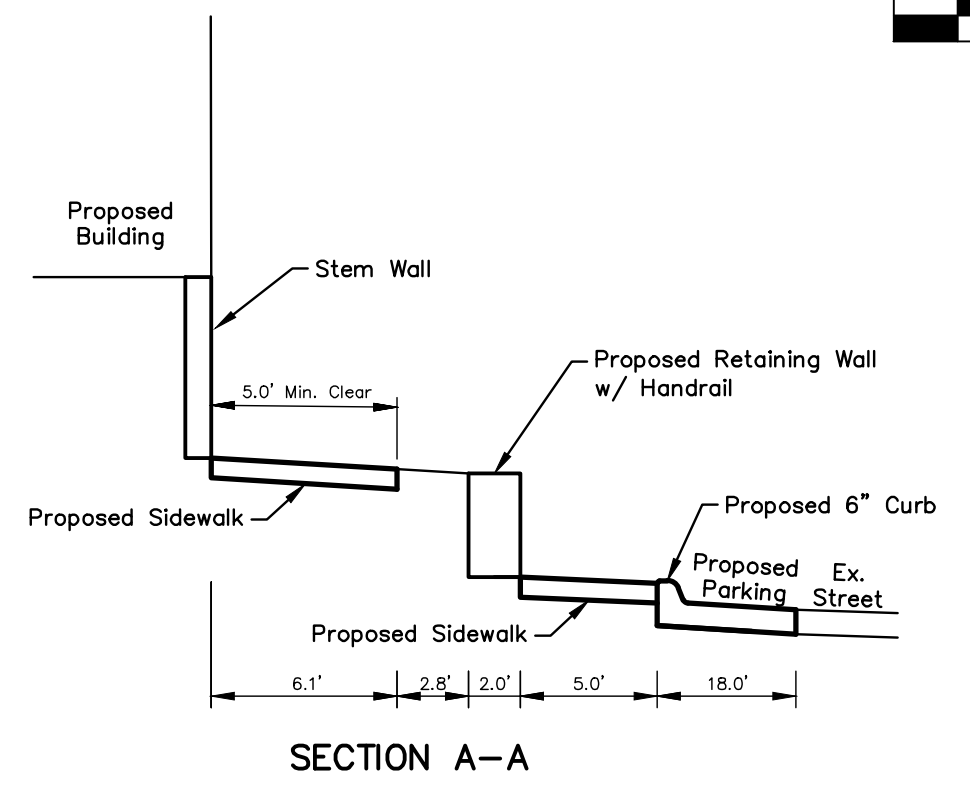
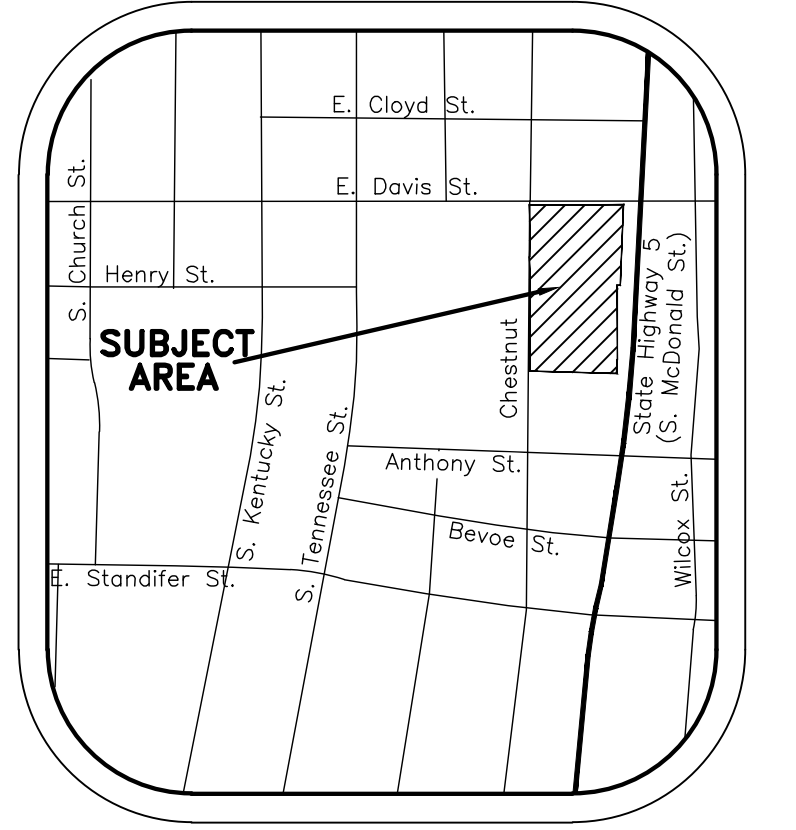
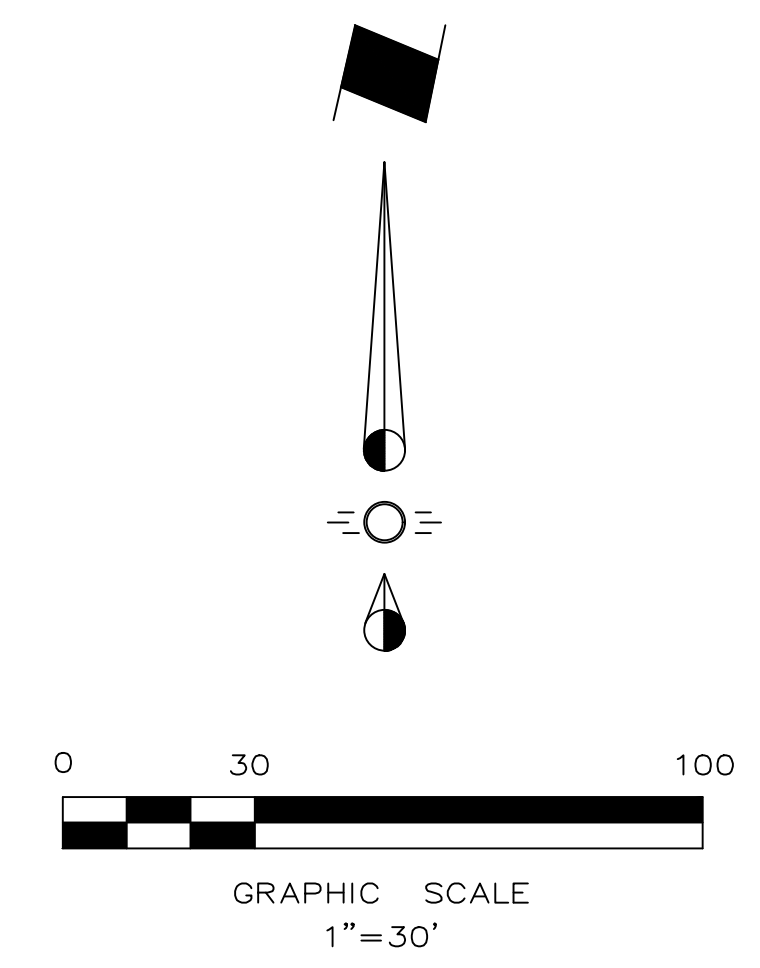
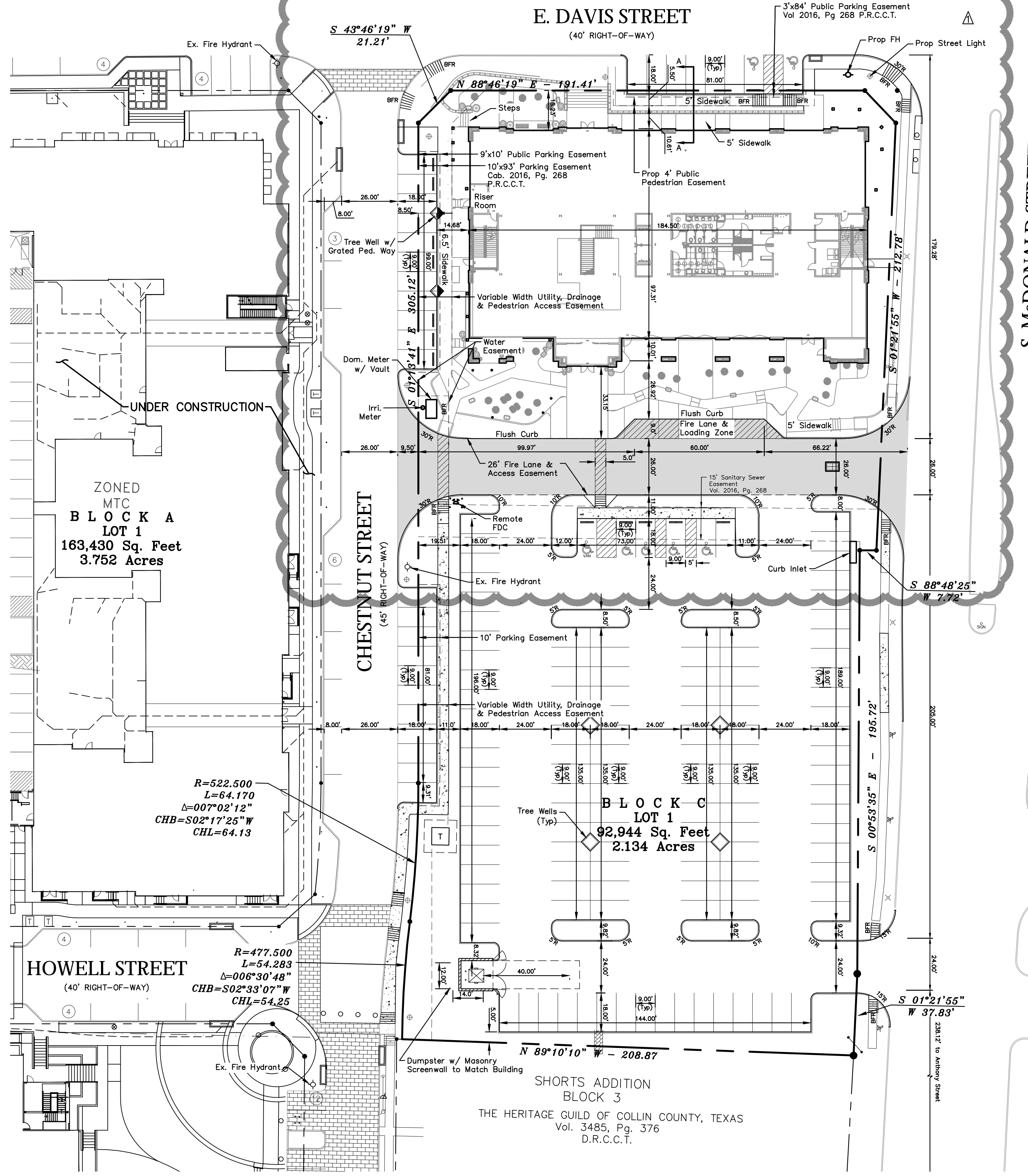
ZONED: MTC  
PAUL M. STURKIE  
Doc. No. 20080618000742560  
D.R.C.C.T.

McKINNEY OUTLOT  
821  
ZONED: MTC  
CHARLES O. MONROE  
Vol. 5143, Pg. 4345  
D.R.C.C.T.

ZONED: MTC  
McDONALD OFFICE  
PARK EAST  
LOT 1, BLOCK A  
COP. 2010, Pg. 112  
P.R.C.C.T.

McKINNEY OUTLOT  
816

HAYES VENTURES, LLC  
Doc. No. 20140122000062890  
D.R.C.C.T.  
ZONED: MTC



**Site Data Table**

**Lot 1, Block C Downtown McKinney Mixed Use Addition**

Zoning:	McKinney Town Center (MTC) Downtown Core District
Use:	Office
Lot Area:	2.134 Acres (92,944 S.F.)
Building Height:	59' to Top of Parapet
Building Floors:	3 Stories
Total Building Area:	58,800 S.F.
Building Footprint:	18,304 S.F.
Floor Area Ratio:	0.63 :1
Lot Coverage:	20%
Impervious Area:	81,400 S.F.
Impervious Percentage:	88%
Required Off-Street Parking:	1 space per 400 S.F.
Total Required:	147 Spaces
<b>Parking Summary</b>	
Off-Street Parking	125 Spaces (includes 5 ADA Spaces)
On-Street Parking	30 Spaces (includes 2 ADA Spaces)
Total Provided Parking	155 Spaces (includes 7 ADA Spaces)

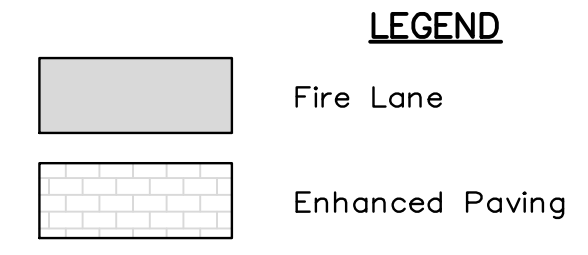
**NOTE**  
Mechanical and Heating and air conditioning equipment will be located on the roof or inside the interior courtyards.

**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.



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

**OWNER:** Playful Building One, LLC  
221b E. Louisiana Street  
McKinney, Texas 75069  
Contact: Gage Galinger

**DEVELOPER:** CBRE  
2100 McKinney Avenue, Suite 700  
Dallas, Texas 75201  
Phone (214) 979-6367  
Fax (214) 979-6390  
Contact: Scott Eldredge

**ARCHITECT:** Corgan  
401 North Houston Street  
Dallas, Texas 75001  
Phone (972) 582-4409  
Fax (972) 582-4471  
Contact: Matt McDonald, AIA

**ENGINEER:** Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 582-4409  
Fax (972) 582-4471  
Contact: Jonathan Hake, P.E.

**SURVEYOR:** Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

**CITY BENCHMARKS**

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

COM-44 = Aluminum Disc on concrete inlet approximately 1/3 mile East of St. Highway 5 on FM Road 546. Elev. = 594.845

**SITE BENCHMARKS**

BM-1 = "X" on northeast corner of curb inlet on the south side of Davis St. Elev. = 615.57

BM-2 = "X" on top of concrete curb the northwest corner of parking lot in the southwest portion of subject property. Elev. = 617.22

BM-3 = "X" on concrete sidewalk at the southwest corner of the subject property. Elev. = 630.92

Updated for revised building footprint  
Revised Hardscape

Issue Dates:	Revisions:	Date:
1 05/25/2017	1	9/20/2017
2 06/09/2017	2	4/12/2018
3 06/28/2017	3	
4 07/17/2017	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**

131 S. Tennessee St.  
972.582.4400  
McKinney, Texas 75069  
Texas P.E. Firm No. F-9395

Drawn By: C.E.C.I.  
Checked By: C.E.C.I.  
Scale: 1" = 30'

**SITE PLAN**

PLAYFUL CORP - DOWNTOWN MCKINNEY

PLAYFUL BUILDING ONE, LLC  
CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
Project No.  
17072

PLAYFUL CORP - DOWNTOWN MCKINNEY