



Note:
The Remote FDC Shall Be Painted Red and Signage Provided

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 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.

- LEGEND**
- Firelane
 - Proposed Firelane (By Others)
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

FIRE PROTECTION NOTES:

Building is required to be protected by an approved automatic fire sprinkler system, Class 1 standpipe, fire pump and fire alarm system. In addition, the following fire protection systems will be required:

Fire Command Center
Elevator Command and Control System
Emergency Voice Evac Fire Alarm System
Radio DBA

BUILDING FEATURES
Elevators shall be 84 in. EMS elevators
Stairwell access to the roof

SITE DATA TABLE	
Lot 2R, Block B Parkside at Craig Ranch Addition	
Zoning:	PD Ordinance No. 2017-04-047 with Corridor Commercial Overlay (High Rise Subzone)
Proposed Use:	Office
Lot Area:	4.171 Acres (181,685 SF)
Right of Way Dedication:	0.029 Acres (1,279 SF)
Net Lot Area:	4.142 Acres (180,406 SF)
Building Information:	
Building Height:	65' to Top of Parapet / 47' to Top of Occupiable Floor (4-Stories)
Parking Garage Height:	16'-6" (2-Stories)
Building Square Footage:	100,000 SF
Patio Square Footage:	2,055 SF
Lot Coverage:	43.23%
Floor to Area Ratio (FAR):	0.55 :1
Parking Requirement:	
Office Parking:	1 per 400 square feet
Total Parking Required:	256 spaces
Parking Provided:	
Surface Parking:	14
Garage Parking:	310
Total Parking Provided:	324
ADA Spaces Required:	8 spaces
ADA Spaces Provided:	8 spaces
Loading Zone Required:	2
Loading Zone Provided:	2
Impervious Area:	119,585 SF
Impervious Percentage:	66.29%

DEVELOPER:
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ARCHITECT:
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Contact: Jonathan D. Hake, P.E.

SURVEYOR:
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Rockwall, Texas 75087
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Contact: Jay Bedford, R.P.L.S.

BENCHMARK:

BM #1
X-Cut on the nose of the top of curb of the center median of Alma Road on the north side of Hennehan Way. Elevation = 705.58

BM #2
City of McKinney Monument #36 w/ Cap Located at the Intersection of Harbin & McKinney Ranch Rd., On Median at the SE End of Curb. Elevation = 705.42

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

Issue Dates:	Revisions:	Date:
1 01/02/2019	1	
2 01/09/2019	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4400 Texas P.E. Firm No. F-3935

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/17/19. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SRS DISTRIBUTION

KDC REAL ESTATE DEVELOPMENT & INVESTMENTS
CITY OF MCKINNEY, TEXAS

Sheet No. **SP**

Project No. 18118