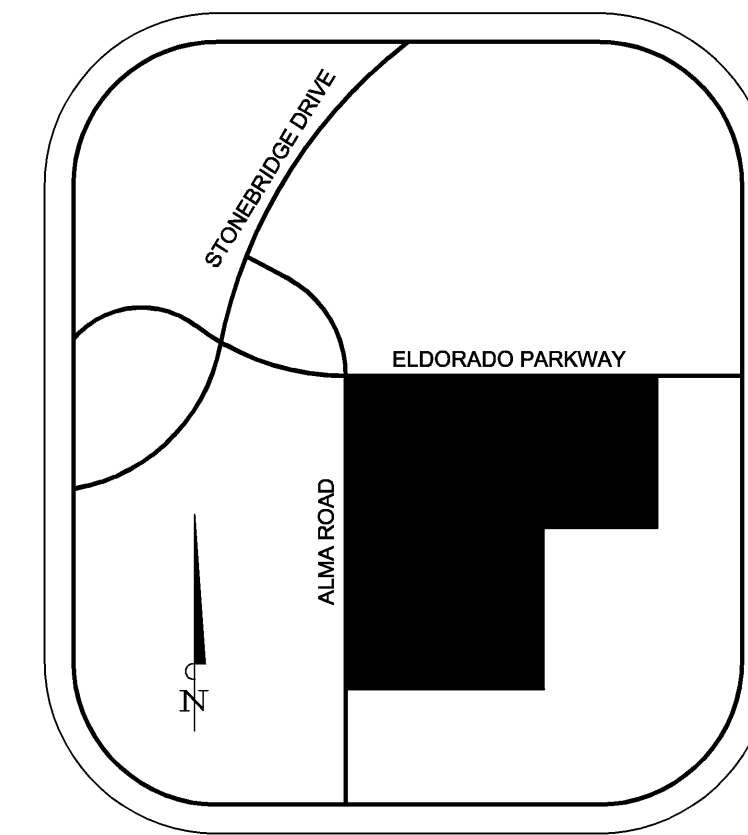
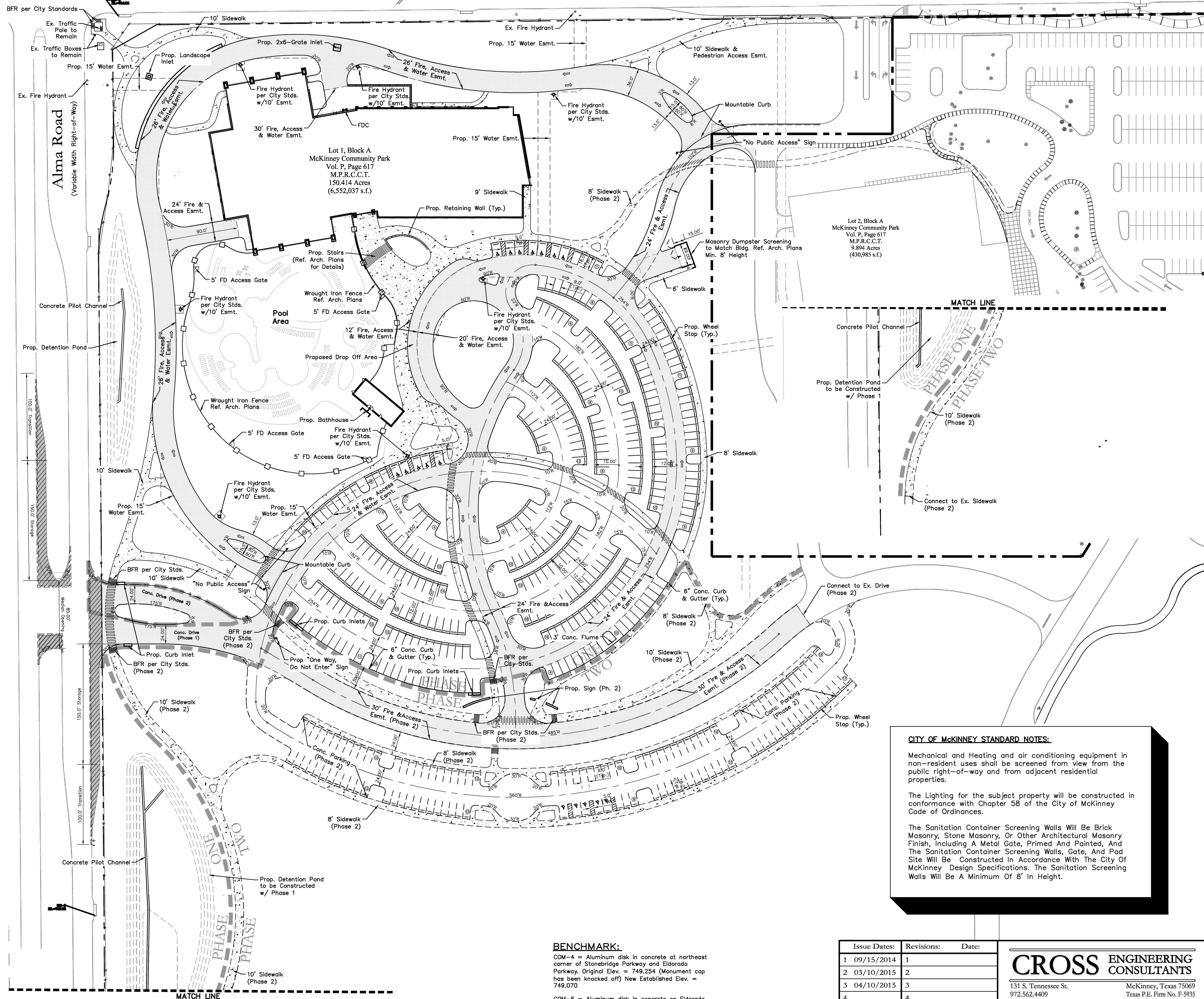
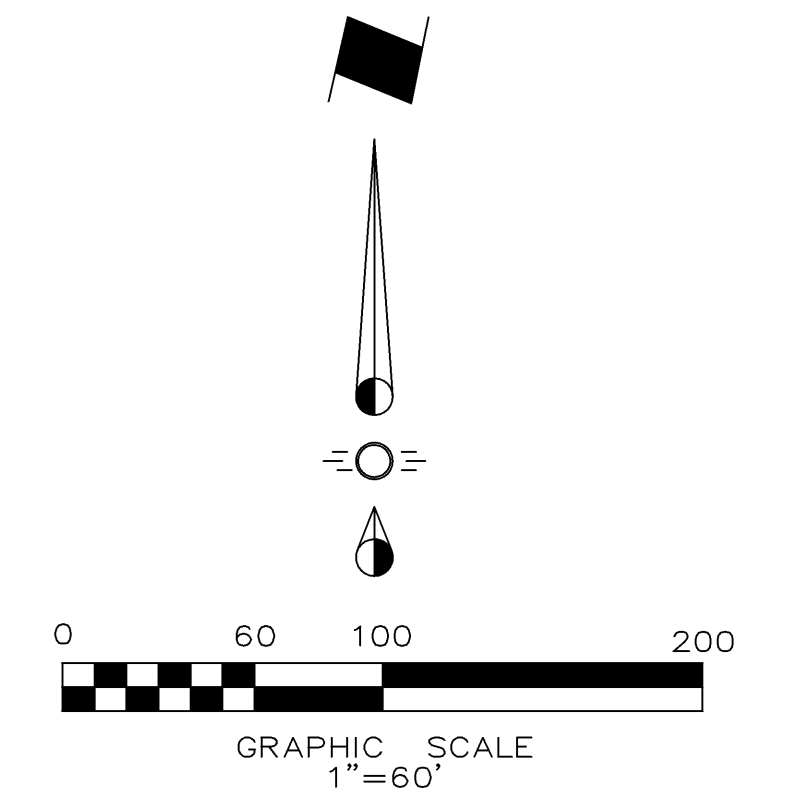


Eldorado Parkway
(Variable Width Right-of-Way)



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Phase 2 Improvements
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Phase Line

SYNOPSIS

Legal Description: Lot 1, Block A McKinney Community Park
Zoning: Planned Development
Proposed Use: Aquatic Center
Lot Area: 150,414 Acres (6,552,037 sf)
Building Areas: Main Building 79,781 sf
 Bathhouse 1,635 sf
Total Bldg Area: 81,416 sf
Lot Coverage: 0.01% (Total Bldg Area 81,416 sf)
Floor Area Ratio: 0.01 : 1
Building Height: 44'-8"
Required Parking:

Indoor Jogging/Running Space	1:300 (620/300)	= 3 Spcs.
Indoor Swimming Pool	1:100 (19,781/100)	= 199 Spcs.
Outdoor Swimming Pool	1:100 (39,000/100)	= 390 Spcs.
School	1:8 (2/8)	= 18 Spcs.
Fitness Club	1:150 (22,278/150)	= 149 Spcs.
Office	1:400 (750/400)	= 2 Spcs.

Parking Required Total: 759 Parking Spaces

Parking Provided Total: Phase 1: 327 Parking Spaces (12 Handicap Spcs.)
 Phase 2: 122 Parking Spaces (5 Handicap Spcs.)
Total: 449 Parking Spaces (17 Handicap Spcs.)

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 8' In Height.

BENCHMARK:

COM-4 = Aluminum disk in concrete at northeast corner of Stonebridge Parkway and Eldorado Parkway. Original Elev = 749.254 (Monument cap has been knocked off) New Established Elev. = 749.070

COM-5 = Aluminum disk in concrete on Eldorado Parkway, west of Eastridge Road. Original Elev = 724.572 (Monument lowered when turn lane added) New Established Elev. = 724.075

Issue Dates:	Revisions:	Date:
1 09/15/2014	1	
2 03/10/2015	2	
3 04/10/2015	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. P-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1:60

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

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

SITE PLAN		Sheet No.
MCKINNEY AQUATIC CENTER		SP
Brinkley Sargent Wiginton Architects, Inc.		Project No.
CITY OF MCKINNEY, TEXAS		14020