



- LEGEND**
- Existing Fire Hydrant
 - Proposed Fire Hydrant

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: 204 Cloyd Street
McKinney, Texas 75069

Zoning: MTC, Traditional McKinney Neighborhood Overlay District, Downtown Core District

Proposed Use: Office

Lot Area: 0.13 Acres (6,009 sf)

Building Area: 1,156.5 sf

Lot Coverage: 19.24% (Total Bldg Area 1,156.5 sf)

Floor Area Ratio: 0.11 : 1

Building Height: 22' - 4" (Roof Ridge)

Impervious Area: 1,283 SF (21.35%)

SURVEYOR: Ringley & Associates, Inc.
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Contact: Lawrence Ringley

ARCHITECT: Conduit Architecture & Design LLC.
711 N. Tennessee St.
McKinney, Texas 75069
Phone (972) 302-9747
Contact: Kobey Seale, A.I.A.

ENGINEER: Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

STOP!
CALL BEFORE YOU DIG



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

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

BM-1 = "X" in concrete on the south side of Louisiana Street and east of the intersection of Church Street and Louisiana Street. Elev = 637.62

BM-2 = "X" in concrete on the south side of Louisiana Street and east of the northeast corner of lots 102A and 103A, Block 15 of the McKinney Original Donation. Elev = 633.24

Issue Dates:	Revision & Date:
1 03/04/2022	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"=20'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. MCBROOM, P.E. NO. 110104 ON 03/04/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

204 CLOYD STREET - DAY 6 BARN

Day 6

CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
21077