

1 SITE PLAN
SCALE: 1" = 80'-0"

PARKING TABLE

EXISTING MCKINNEY PUBLIC SAFETY BUILDING PARKING:
OFFICE (BUSINESS PROFESSIONAL/RESEARCH) 1,400 SF;
83,643 SF/400 = 209 SPACES

REQUIRED: 209 SPACES
(7 HC REQUIRED, 1 VAN)

PROVIDED: 72 PUBLIC SPACES
(6 HC, 4 VAN)
329 STAFF SPACES
(7 HC, 4 VAN)

TOTAL PROVIDED: 401 SPACES
(13 HC, 8 VAN)

PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
OFFICE 1,400 SF; 11,076 SF/400 = 28 SPACES
WAREHOUSE 1,400 SF; 16,800 SF/4000 = 4 SPACES

REQUIRED: 32 SPACES
(2 HC REQUIRED, 1 VAN)

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
29 STAFF SPACES
(1 HC, VAN)
35 SPACES
(3 HC, 2 VAN)

TOTAL PROVIDED: 436 SPACES
(15 HC, 10 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 436 SPACES
(15 HC, 10 VAN)

ALTERNATE #1: PROPOSED MCKINNEY SUPPORT BUILDING PARKING:

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
52 STAFF SPACES
(1 HC, VAN)
58 SPACES
(3 HC, 2 VAN)

TOTAL PROVIDED: 64 SPACES
(3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 461 SPACES
(15 HC, 10 VAN)

ALTERNATE #2: PROPOSED MCKINNEY SUPPORT BUILDING PARKING:

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
78 STAFF SPACES
(1 HC, VAN)
84 SPACES
(3 HC, 2 VAN)

TOTAL PROVIDED: 90 SPACES
(3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 487 SPACES
(15 HC, 10 VAN)

PHASE 2-FUTURE WAREHOUSE EXPANSION:
WAREHOUSE: 1,400 SF; 1,146 SF/4000 = 1 SPACE
REQUIRED: 1 SPACE
(0 HC, VAN)

REF. SHEET A021 FOR PARKING CALCULATIONS

SITE COVERAGE TABLE

GROSS SITE AREA: 16,995 GROSS ACRES; (722,878 SF/149.36 AC.)
16,378 NET ACRES; (697,045.8 SF)

PROPOSED NET/DISTURBED SITE AREA: 1.41 NET ACRES; (61,819 SF/12.67 AC.)

IMPERVIOUS COVERAGE RATIOS:

EXISTING MCKINNEY BUILDING:
697,045.8 NET SF
-83,643 BUILDING SF
-268,540 PAVING SF
344,862 SF PERVIOUS

EXISTING MCKINNEY BUILDING
49% PERVIOUS (344,862/697,045.8)

PROPOSED SUPPORT BUILDING:
697,045.8 NET SF
-27,667 BUILDING SF
-268,540 PAVING SF
400,829 SF PERVIOUS

383,288 SF PERVIOUS-(ALTERNATE #2)

PROPOSED SUPPORT BUILDING
57% PERVIOUS (400,829/697,045.8)

TOTAL BUILDING LOT COVERAGE:
697,045.8 NET SF
-83,643 EXISTING BLDG SF
-27,667 PROPOSED SUPPORT BLDG SF
-268,540 PAVING SF
317,186.8 SF PERVIOUS

299,616 SF PERVIOUS-(ALTERNATE #2)

TOTAL BUILDING LOT COVERAGE-PHASE 2:
317,186.8 SF PERVIOUS
-1,146 SF
316,040 SF PERVIOUS

TOTAL BUILDING LOT COVERAGE:
45% PERVIOUS (317,186.8 SF/697,045.8)
43% PERVIOUS (299,616 SF/697,045.8)-(ALTERNATE #2)

EXISTING MCKINNEY SUPPORT BUILDING COVERAGE:
83,643 SF / 697,045.8 X 100% = 12%

PROPOSED SUPPORT BUILDING COVERAGE:
27,676 SF / 697,045.8 X 100% = 4%

TOTAL EXISTING & PROPOSED BUILDING COVERAGE:
83,643 SF + 27,676 / 697,045.8 X 100% = 16%

TOTAL LOT COVERAGE PERCENTAGE:
379,684 SF / 697,045.8 SF X 100% = 55%

PHASE 2
TOTAL LOT COVERAGE PERCENTAGE:
380,830 SF / 697,045.8 SF X 100% = 55%

SITE TABLE

PHYSICAL ADDRESS: LOT 1, BLOCK 1A
2200 TAYLOR-BURK DR
MCKINNEY, TX 75071

ZONING CURRENT USE: PD (BY ORDINANCE 2004-08-082)
PROPOSED USE: OFFICE/WAREHOUSE BUILDING

BUILDING HEIGHTS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
ROOF RIDGE HEIGHT: 52'-0" AFF
CUPOLA HEIGHT: 64'-0" AFF = 14'-0" MAST

PROPOSED MCKINNEY SUPPORT BUILDING:
TOP OF PARAPET PEAK HEIGHT: 19'-4" AFF
TOP OF PARAPET LOWER HEIGHT: 17'-4" AFF

BUILDING AREAS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
EXISTING LEVEL 1: 56,807 SF
EXISTING LEVEL 2: 26,836 SF
TOTAL EXISTING BUILDING: 86,643 SF

PROPOSED MCKINNEY SUPPORT BUILDING:
OFFICE USE: 11,067 SF
WAREHOUSE USE: 16,800 SF
TOTAL BUILDING AREA: 27,867 SF (1 STORY)

PHASE 2-FUTURE EVIDENCE EXPANSION
WAREHOUSE USE: 1,146 SF

SITE LINE TYPE

---	SCOPE OF WORK
---	SITE PROPERTY LINE
---	PARKING DEMOLITION
---	FENCE-(EXISTING)
---	FENCE-(NEW)

GENERAL NOTES:

- REF. CIVIL DRAWINGS FOR:**
- TREE PROTECTION
 - PLANTING & IRRIGATION
 - FURTHER INFORMATION INCLUDING GRADING & DRAINAGE AT NOTED AREAS
 - FLATWORK FINISHES
 - PAVEMENT SLEEVES
- REF. CIVIL DRAWINGS FOR:**
- EROSION CONTROL
 - HORIZONTAL CONTROL
 - PAVING SECTIONS & SUBGRADE PREPARATION
 - GRADING & DRAINAGE
 - UTILITIES & OFF-SITE SCOPE OF WORK

STANDARD NOTATIONS: SECTION 146-45(3)(A)(18)

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.

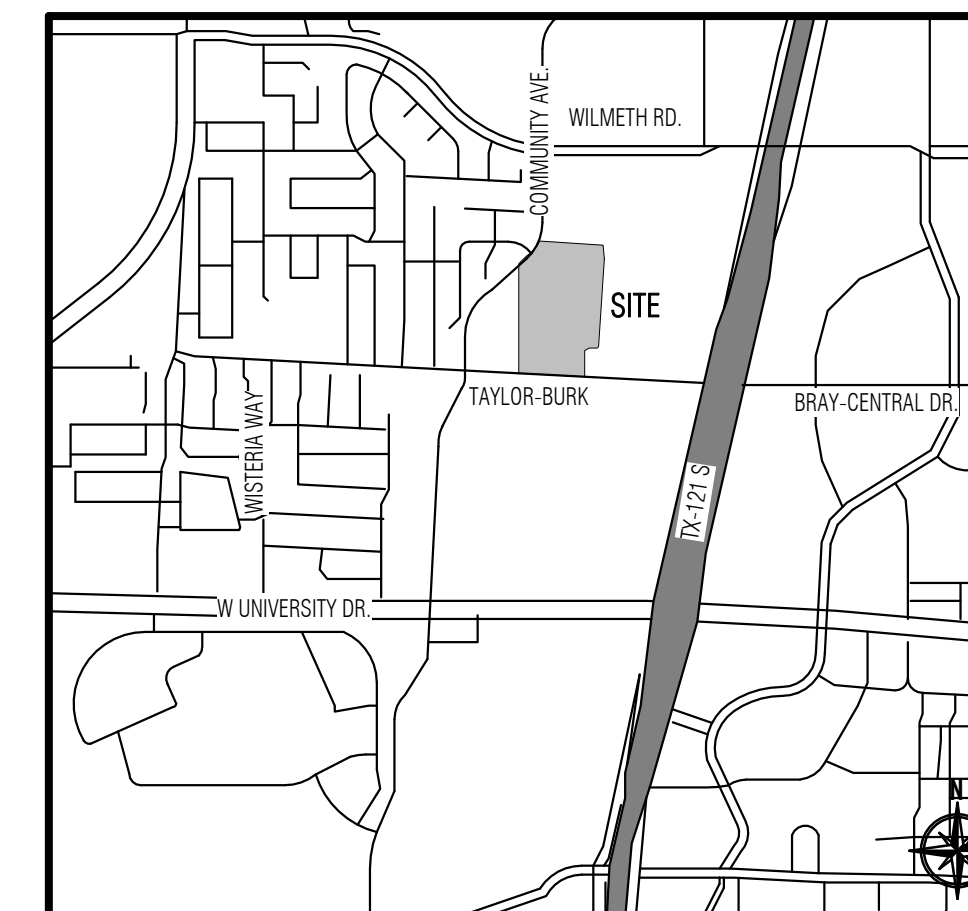
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER:
CITY OF MCKINNEY
PATRICIA JACKSON
FACILITIES CONSTRUCTION MANAGER
222 N. TENNESSEE STREET
MCKINNEY, TX 75069
972-547-7439

APPLICANT:
BRINKLEY SARGENT WIGINTON ARCHITECTS
5000 QUORUM DRIVE, SUITE 600
DALLAS, TX 75254
972-960-9970

SURVEYOR:
PACHECO KOCH
CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031



VICINITY MAP

MCKINNEY SUPPORT BUILDING

2750 COMMUNITY AVE., MCKINNEY, TEXAS 75071

Architect: Brinkley Sargent Wiginton Architects (972) 960-9970
Civil/Landscape: Pacheco Koch (972) 235-3031
Structural: L.A. Fues Partners, Inc. (214) 871-7010
MEP: MD Engineers (469) 467-0200
Technology: M+E Engineers (303) 421-6655

HISTORY

#	DATE	DESCRIPTION
1	11/28/2017	PR23

11/28/2017
SITE PLAN