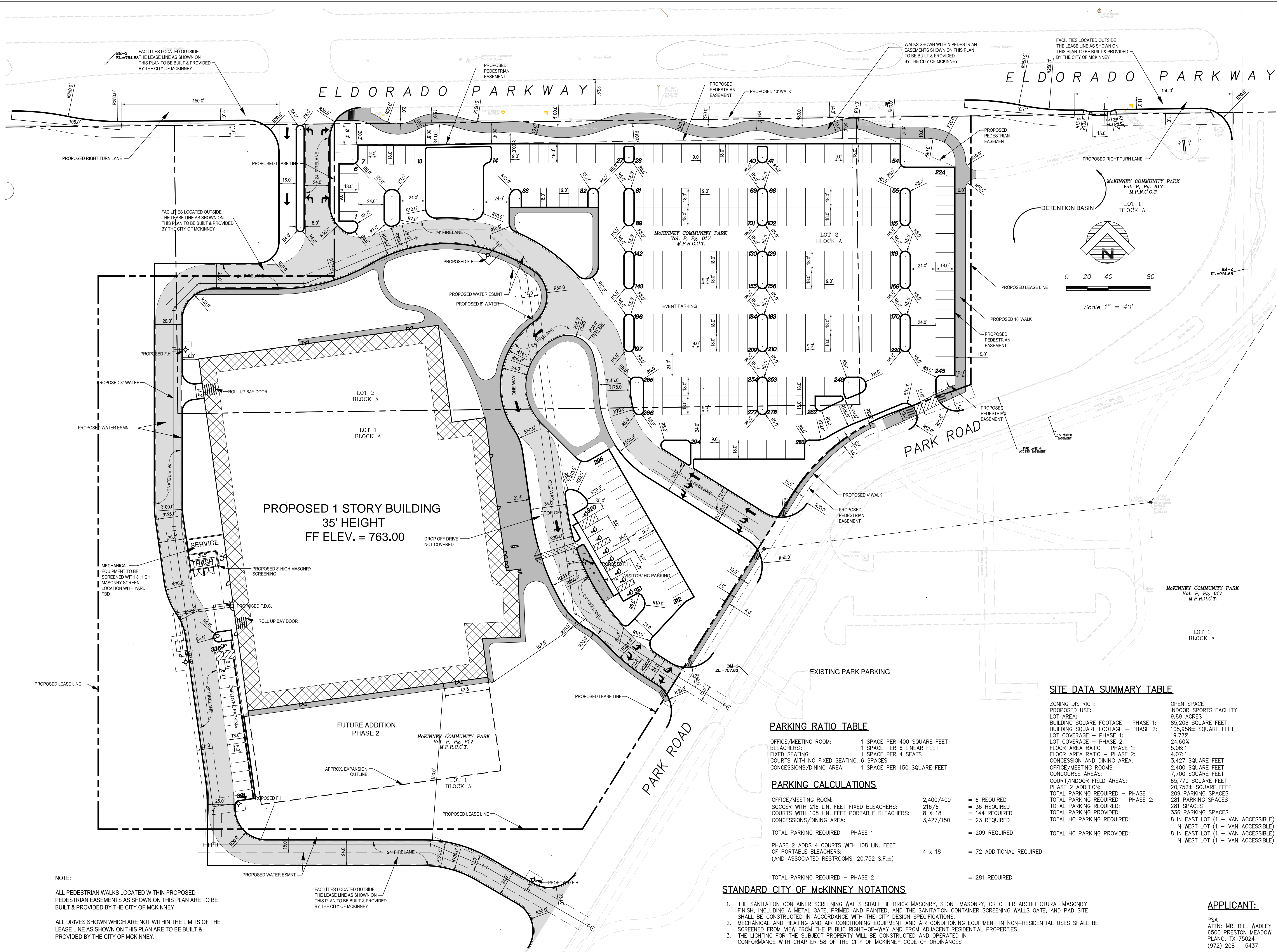


Jan 10, 2014 - 12:07pm  
User: John  
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NOTE:  
ALL PEDESTRIAN WALKS LOCATED WITHIN PROPOSED PEDESTRIAN EASEMENTS AS SHOWN ON THIS PLAN ARE TO BE BUILT & PROVIDED BY THE CITY OF MCKINNEY.  
ALL DRIVES SHOWN WHICH ARE NOT WITHIN THE LIMITS OF THE LEASE LINE AS SHOWN ON THIS PLAN ARE TO BE BUILT & PROVIDED BY THE CITY OF MCKINNEY.

|   |                             |                |  |
|---|-----------------------------|----------------|--|
| PARKING RATIO TABLE   |                             |                |  |
| OFFICE/MEETING ROOM:  | 1 SPACE PER 400 SQUARE FEET |                |  |
| BLEACHERS:  | 1 SPACE PER 6 LINEAR FEET   |                |  |
| FIXED SEATING:  | 1 SPACE PER 4 SEATS         |                |  |
| COURTS WITH NO FIXED SEATING:                                   | 6 SPACES                    |                |  |
| CONCESSIONS/DINING AREA:  | 1 SPACE PER 150 SQUARE FEET |                |  |
| PARKING CALCULATIONS  |                             |                |  |
| OFFICE/MEETING ROOM:  | 2,400/400                   | = 6 REQUIRED   |  |
| SOCCER WITH 216 LIN. FEET FIXED BLEACHERS:                      | 216/6                       | = 36 REQUIRED  |  |
| COURTS WITH 108 LIN. FEET PORTABLE BLEACHERS:                   | 8 x 18                      | = 144 REQUIRED |  |
| CONCESSIONS/DINING AREA:  | 3,427/150                   | = 23 REQUIRED  |  |
| TOTAL PARKING REQUIRED - PHASE 1                                |                             |                |  |
| = 209 REQUIRED  |                             |                |  |
| PHASE 2 ADDS 4 COURTS WITH 108 LIN. FEET OF PORTABLE BLEACHERS: |                             |                |  |
| (AND ASSOCIATED RESTROOMS, 20,752 S.F.±)                        |                             |                |  |
| 4 x 18  |                             |                |  |
| = 72 ADDITIONAL REQUIRED  |                             |                |  |
| TOTAL PARKING REQUIRED - PHASE 2                                |                             |                |  |
| = 281 REQUIRED  |                             |                |  |

- STANDARD CITY OF MCKINNEY NOTATIONS
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
  - 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

|                                    |                                    |
|------------------------------------|------------------------------------|
| SITE DATA SUMMARY TABLE            |                                    |
| ZONING DISTRICT:                   | OPEN SPACE                         |
| PROPOSED USE:                      | INDOOR SPORTS FACILITY             |
| LOT AREA:                          | 9.89 ACRES                         |
| BUILDING SQUARE FOOTAGE - PHASE 1: | 85,206 SQUARE FEET                 |
| BUILDING SQUARE FOOTAGE - PHASE 2: | 105,956± SQUARE FEET               |
| LOT COVERAGE - PHASE 1:            | 19.77%                             |
| LOT COVERAGE - PHASE 2:            | 24.60%                             |
| FLOOR AREA RATIO - PHASE 1:        | 5.06:1                             |
| FLOOR AREA RATIO - PHASE 2:        | 4.07:1                             |
| CONCESSION AND DINING AREA:        | 3,427 SQUARE FEET                  |
| OFFICE/MEETING ROOMS:              | 2,400 SQUARE FEET                  |
| CONCOURSE AREAS:                   | 7,700 SQUARE FEET                  |
| COURT/INDOOR FIELD AREAS:          | 65,770 SQUARE FEET                 |
| PHASE 2 ADDITION:                  | 20,752± SQUARE FEET                |
| TOTAL PARKING REQUIRED - PHASE 1:  | 209 PARKING SPACES                 |
| TOTAL PARKING REQUIRED - PHASE 2:  | 281 PARKING SPACES                 |
| TOTAL PARKING PROVIDED:            | 281 SPACES                         |
| TOTAL HC PARKING PROVIDED:         | 336 PARKING SPACES                 |
|                                    | 8 IN EAST LOT (1 - VAN ACCESSIBLE) |
|                                    | 1 IN WEST LOT (1 - VAN ACCESSIBLE) |
|                                    | 8 IN EAST LOT (1 - VAN ACCESSIBLE) |
|                                    | 1 IN WEST LOT (1 - VAN ACCESSIBLE) |

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105 DECKER COURT-SUITE 910 IRVING, TEXAS 75062

Final Plans for Bidding and Construction

PRELIMINARY PLAN  
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF THOMAS J. CASEY IV, P.E. 86213, ON 01-10-14. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES

PSA ARENA MCKINNEY  
MCKINNEY, TEXAS

DRAWN: T.J. CASEY  
CHECKED: R.A. HOWMAN  
SCALE: AS NOTED  
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ISSUE:

SHEET TITLE:  
OVERALL  
SITE  
PLAN

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(972) 208 - 5437

SHW Project: 4113.036.00