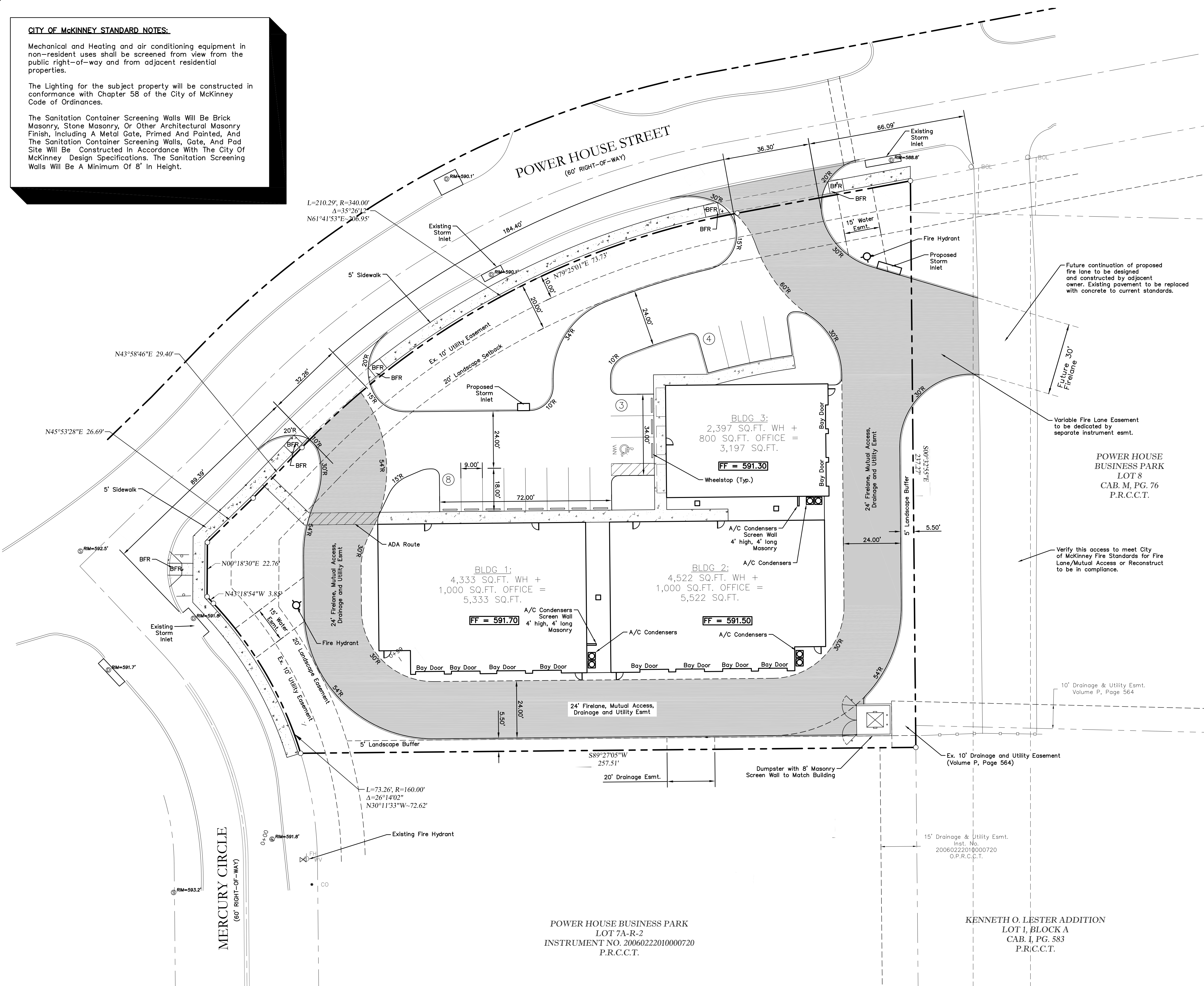
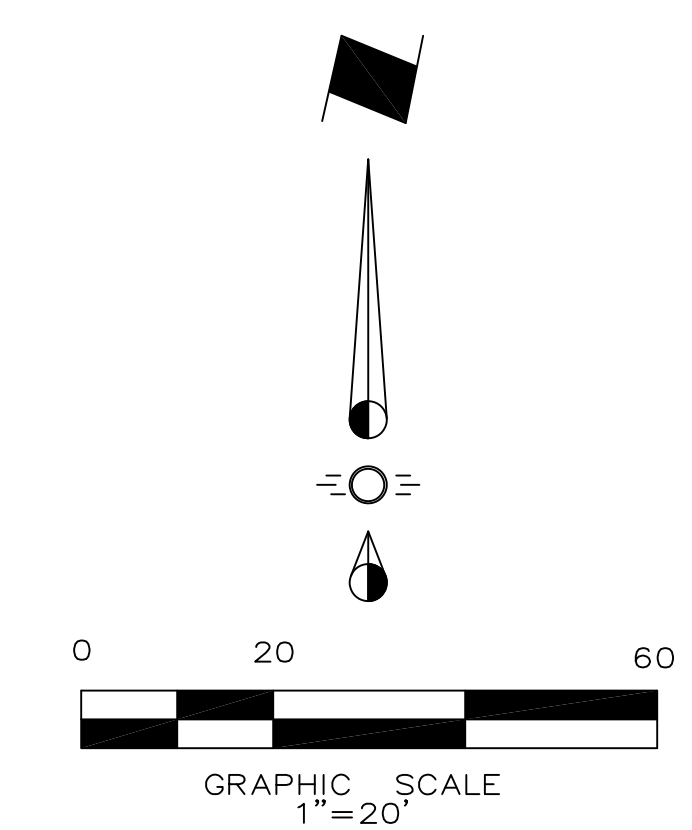
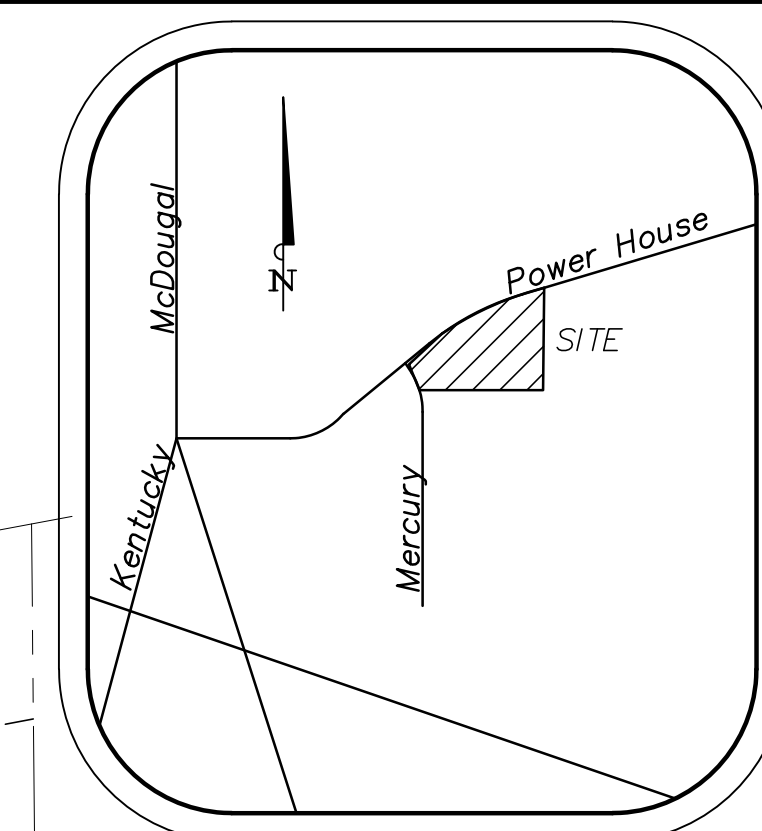


CITY OF MCKINNEY STANDARD NOTES:

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.



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Address: 416 Powerhouse Drive
McKinney, Texas 75070
"ML" - Light Manufacturing (Ord. No. 1518)

Zoning: Warehouse, Office
Proposed Use: Warehouse, Office
Lot Area: 1.242 Acres (54,111 sf)

Building Areas:	Building 1	5,333 sf
	Building 2	5,522 sf
	Building 3	3,197 sf
	Total Bldg Area:	14,052 sf

Lot Coverage: 03.85% (Total Bldg Area 14,052 sf)
Floor Area Ratio: 0.03 : 1
Building Height: 20'-8 1/4"

Impervious Area: 75% (40,954 sf)

Required Parking:	Office	1:400 (2,800/400) = 7 Spcs.
	Warehouse	1:4,000 (11,252/4000) = 3 Spcs.

Parking Required Total: (10 Parking Spaces)

Parking Provided Total: (15 Parking Spaces) 1 Handicap Spc.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
TRIUNE Architecture
11966 Salisbury Dr.
Frisco, Tx. 75035
Phone (972) 363-6155
Contact: Wes Gustin

SURVEYOR:
WINDROSE
LAND SURVEYING/PLATTING
220 Elm Street, Suite 200
Lewisville, Tx. 75057
Phone (214) 217-2544
Contact: Jack Barton

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

POWER HOUSE BUSINESS PARK
LOT 7A-R-2
INSTRUMENT NO. 20060222010000720
P.R.C.C.T.

KENNETH O. LESTER ADDITION
LOT 1, BLOCK A
CAB. I, PG. 583
P.R.C.C.T.

BENCHMARK:
Storm sewer manhole cover located within Power House Street, approximately 9' north and 8' west of the northeast corner of the subject property. Elevation=588.8'

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	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. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

SITE PLAN		SP
Expert Services Office Warehouse		
Power House Business Park		Project No. 18046
McKinney, Texas		

EXPERT SERVICES OFFICE WAREHOUSE