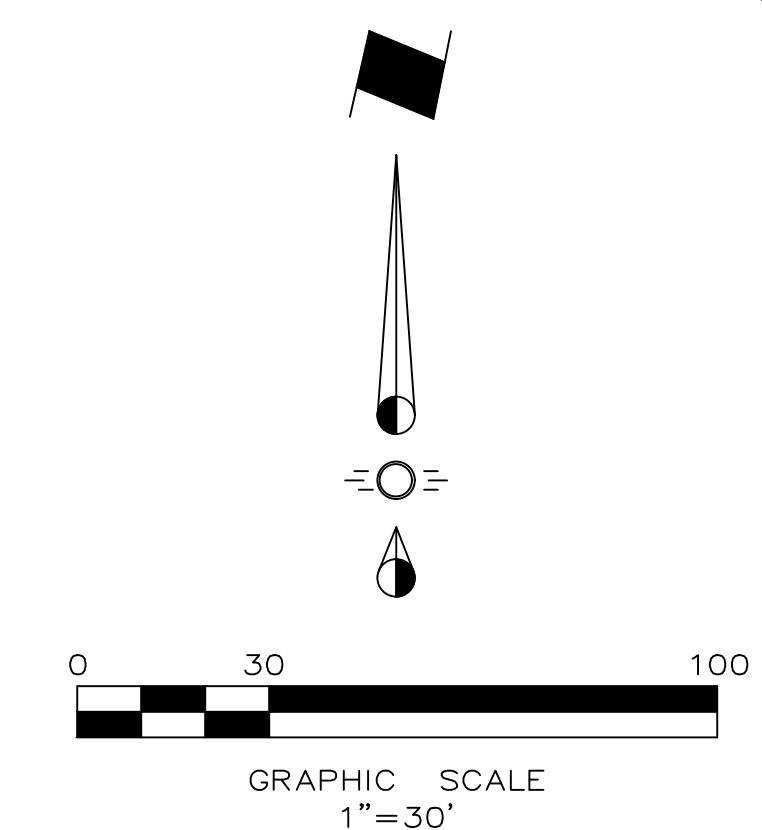


VICINITY MAP
NTS



LEGEND

- Exist. Firelane
- Proposed Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Zoning:	PD (2012-10-054)
Proposed Use:	Retail
Lot Area:	1.171 Acres (50,991 sf)
Building Areas:	Building 1 11,969 sf Total Bldg Area: 11,969 sf
Impervious Area:	81.97% (41,799 sf)
Lot Coverage:	23.47% (Total Bldg Area 11,969 sf)
Floor Area Ratio:	0.23 : 1
Building Height:	28'-10"
Required Parking:	Prop. Retail 1:250 (11,969/250) = 48 Spcs.

Parking Required Total:	48 Parking Spaces
Parking Provided Total:	52 Parking Spaces (2 Handicap Spaces)

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.

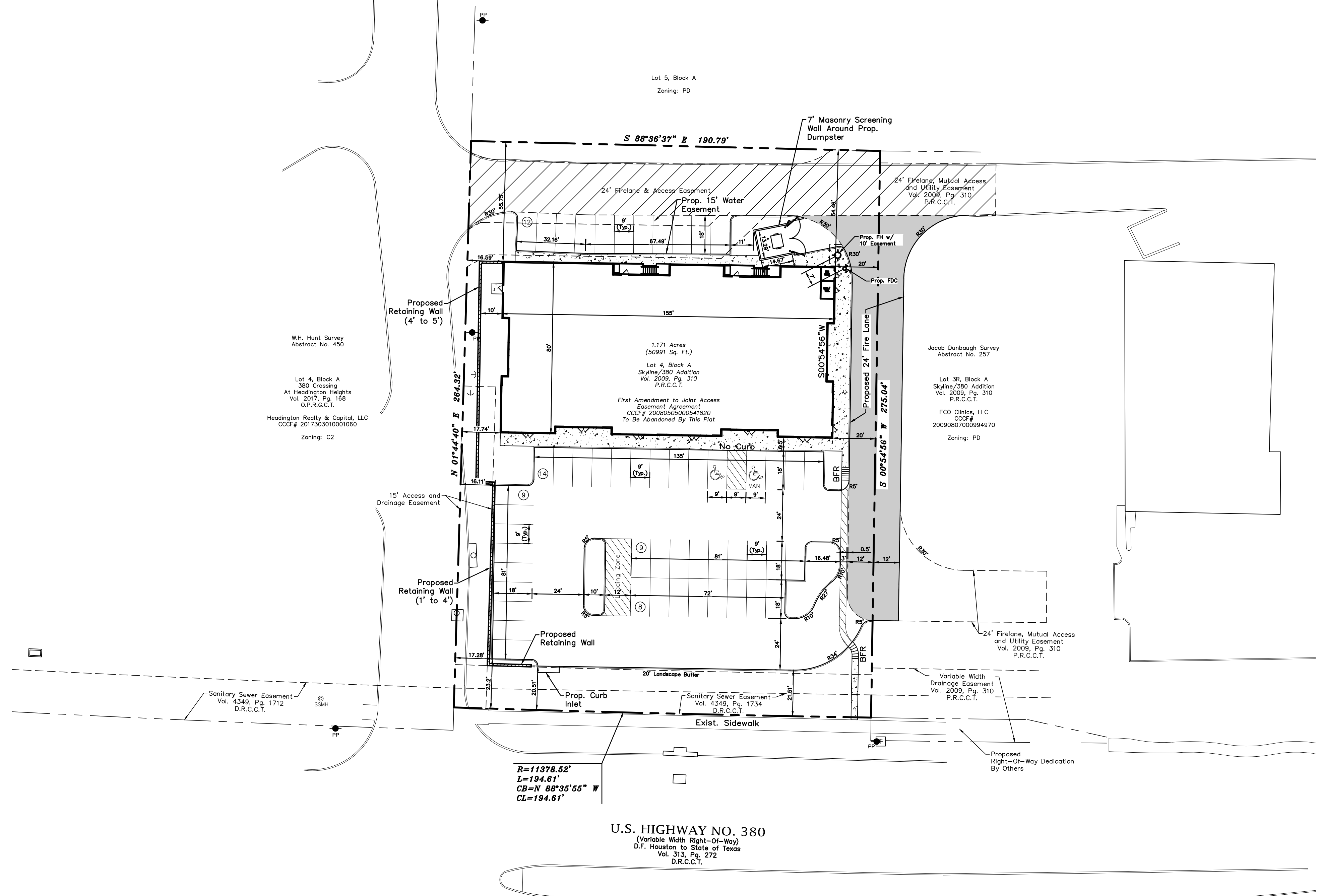
The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

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.

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
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Phone (972) 562-4409
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Contact: Kevin Dingman

SURVEYOR:
Underwood Surveying
3404 Interurban Road
Denison, Texas 75021
Phone (903) 465-2151
Contact: Doug Underwood, RPLS



$R=11378.52'$
 $L=194.61'$
 $CB=N\ 88^{\circ}35'55''\ W$
 $CL=194.61'$

U.S. HIGHWAY NO. 380
(Variable Width Right-Of-Way)
D.F. Houston to State of Texas
Vol. 313, Pg. 272
D.R.C.C.T.

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

Issue Dates:	Revisions:	Date:
1 10/16/2018	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: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

<p>THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E. NO. 110104 ON 11/16/18. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.</p>	SITE PLAN		Sheet No.
	SKYLINE/380 RETAIL		SP
	RDB CAPITAL, LLC		Project No.
CITY OF MCKINNEY, TEXAS		18081	

SKYLINE/380 RETAIL