

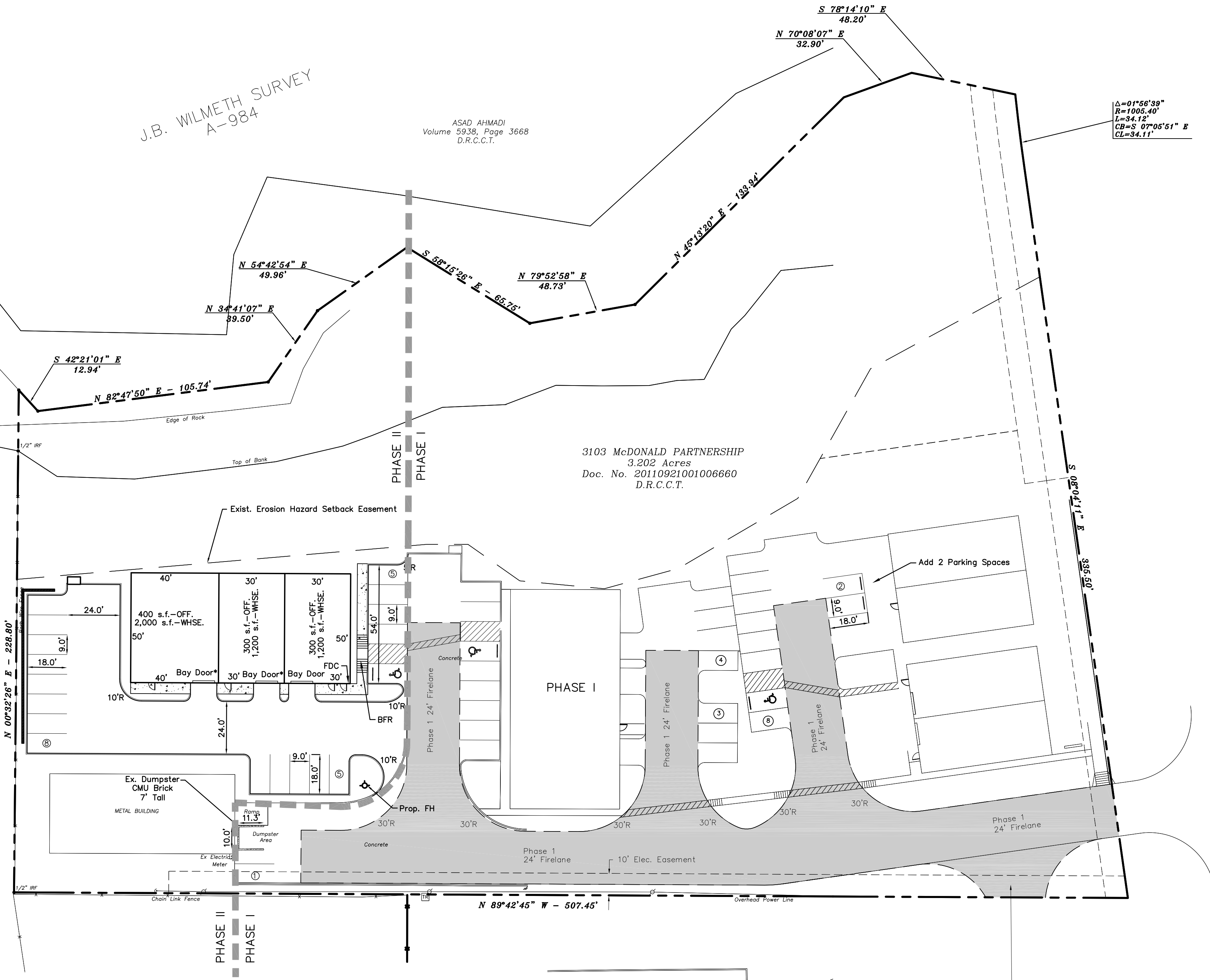
J.B. WILMETH SURVEY
A-984

ASAD AHMADI
Volume 5938, Page 3668
D.R.C.C.T.

3103 McDONALD PARTNERSHIP
3.202 Acres
Doc. No. 20110921001006660
D.R.C.C.T.

CITY OF MCKINNEY
C.C. File No. 96-109485
D.R.C.C.T.

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C.C. File No. 96-109485
D.R.C.C.T.



* - Bay Doors marked with this symbol are to be filled in with siding at this time.

LEGEND

- PROPOSED SIDEWALK
- BARRIER FREE RAMP
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRELANE

CITY OF MCKINNEY STANDARD NOTES:

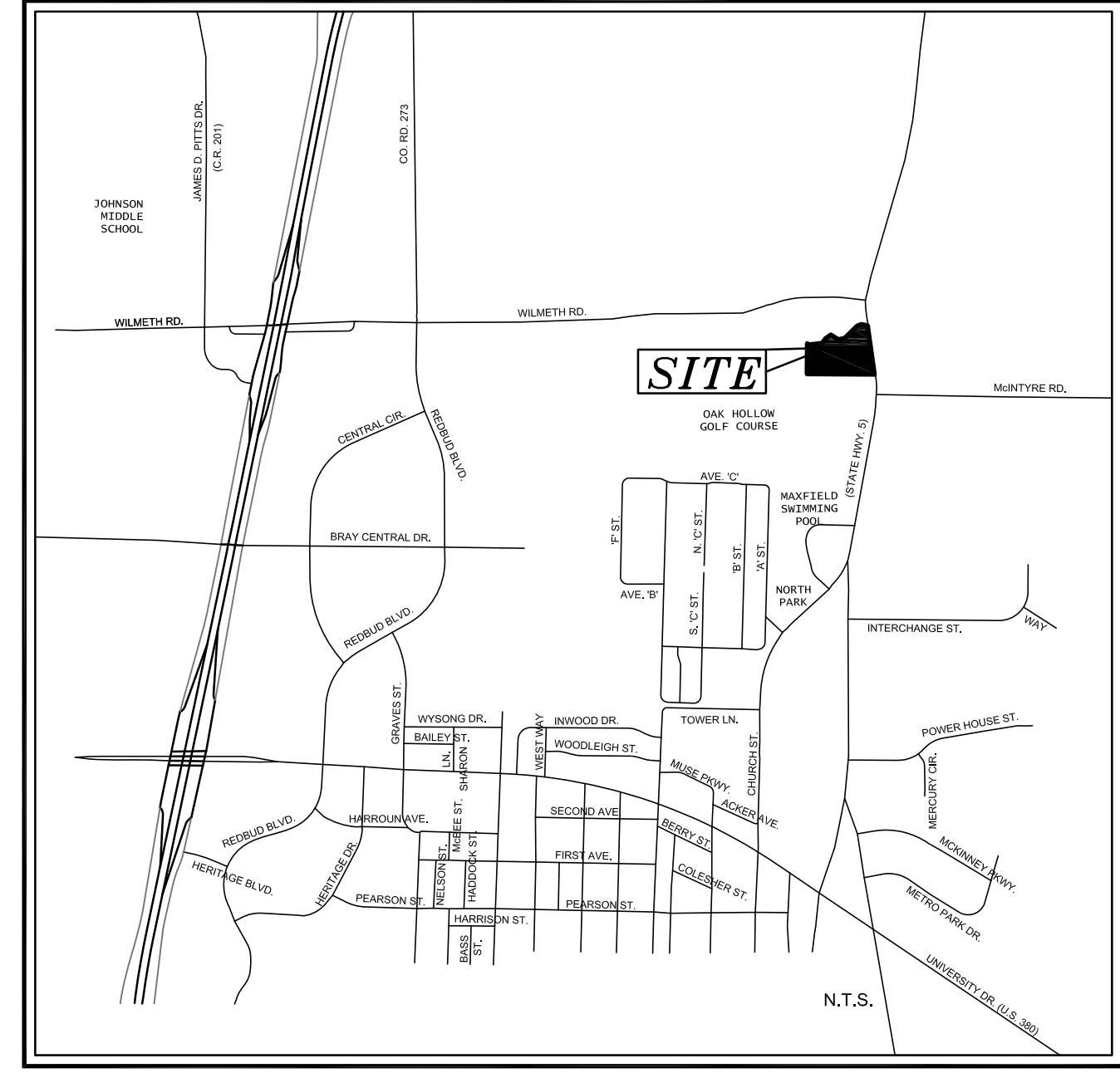
Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

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

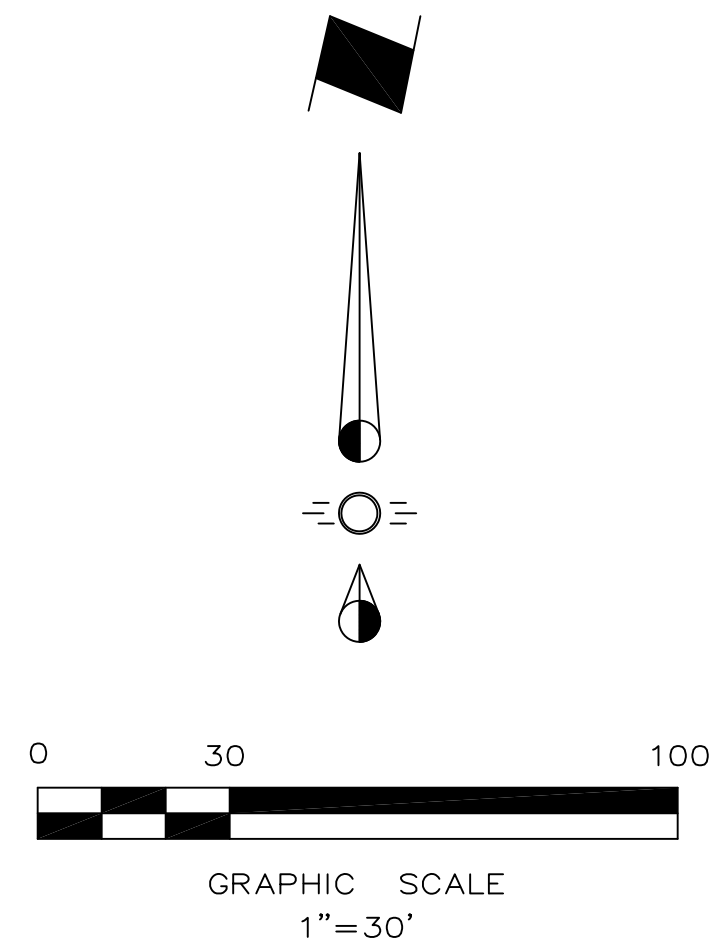
The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

All Radii Are To Be 3' Unless Otherwise Indicated.

BENCHMARKS:
BM #1
"X" on Top of Concrete Curb near the Southwest Corner of Property.
Elev. = 594.70
COM-41
Aluminum Disc on concrete headwall on the West side of Hwy. 5 & South of CR 274.
Elev. = 592.415



VICINITY MAP



SYNOPSIS - PHASE II

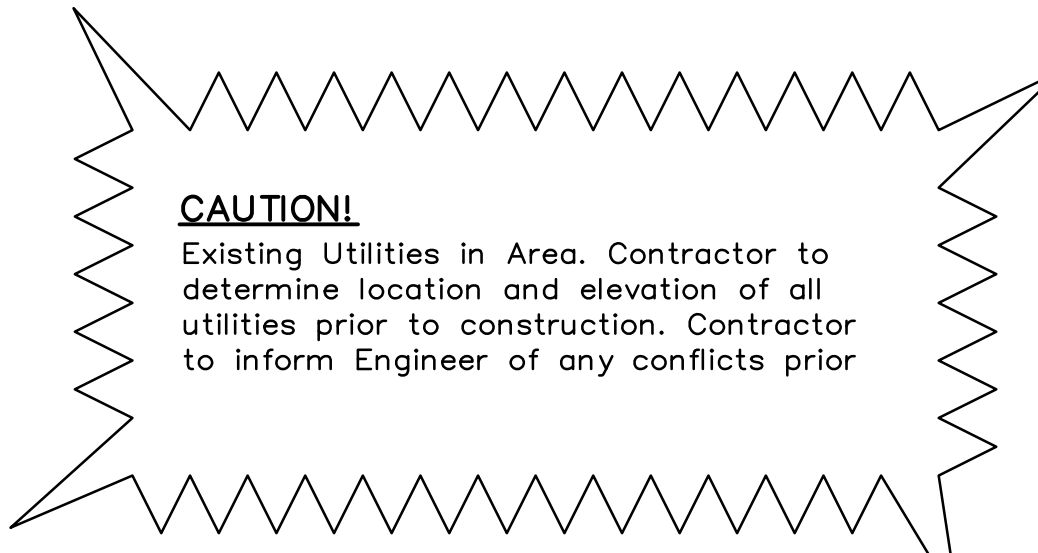
Zoning	ML
Proposed Use	Office/Warehouse
Lot Area	3.202 AC. (139,479 s.f.)
Total Building Area	5,000 s.f.
Parking Requirements:	
Office (1/400 s.f.)	1,000 s.f. 3 Spaces
Warehouse (1/4,000 s.f.)	4,400 s.f. 2 Space
Total Required	5 Spaces
Total Provided	19 Spaces
Accessible Parking Req.	1 Space
Accessible Parking Provided	1 Space (Van Accessible)
Phase 2 Impervious Area = 12,205 SF	

SYNOPSIS - EXISTING PHASE I

Parking Requirements:	
Office (1/400 s.f.)	1,480 s.f. 4 Spaces
Warehouse (1/4,000 s.f.)	9,520 s.f. 3 Spaces
Total Required	7 Spaces
Total Provided	25 Spaces
Accessible Parking Req.	2 Spaces
Accessible Parking Provided	2 Spaces (All Van Accessible)
Phase 1 Impervious Area = 45,587 SF	

SYNOPSIS - TOTAL PARKING BOTH PHASES

Total Required	11 Spaces
Total Provided	40 Spaces
Total Impervious Area = 57,792 SF	



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

OWNER/DEVELOPER
3103 McDonald Partnership
110 E. Louisiana Street
McKinney, Texas 75069
Phone: (214) 405-2493
Contact: Don Day



(@ least 72 hours prior to digging)

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

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" = 30'

SITE PLAN
3103 McDONALD PARTNERSHIP
OAK HOLLOW OFFICE WAREHOUSE PARK
PHASE 2
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
14023