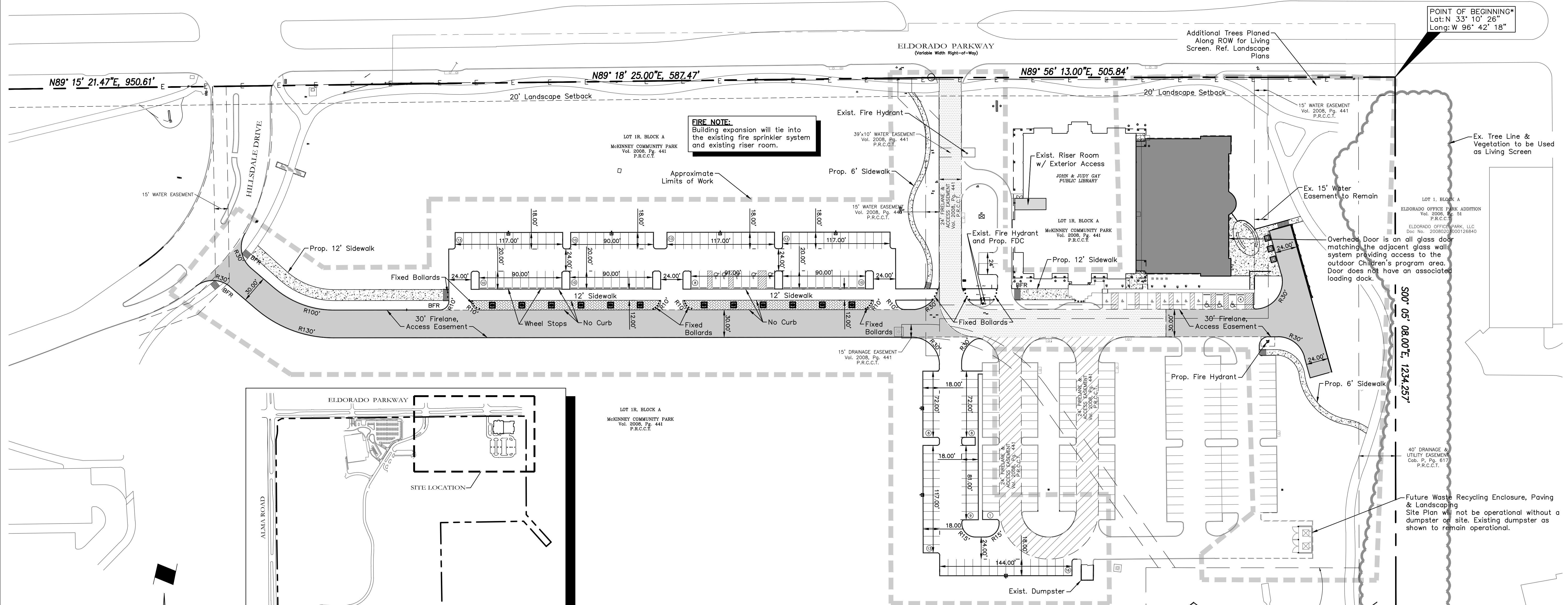
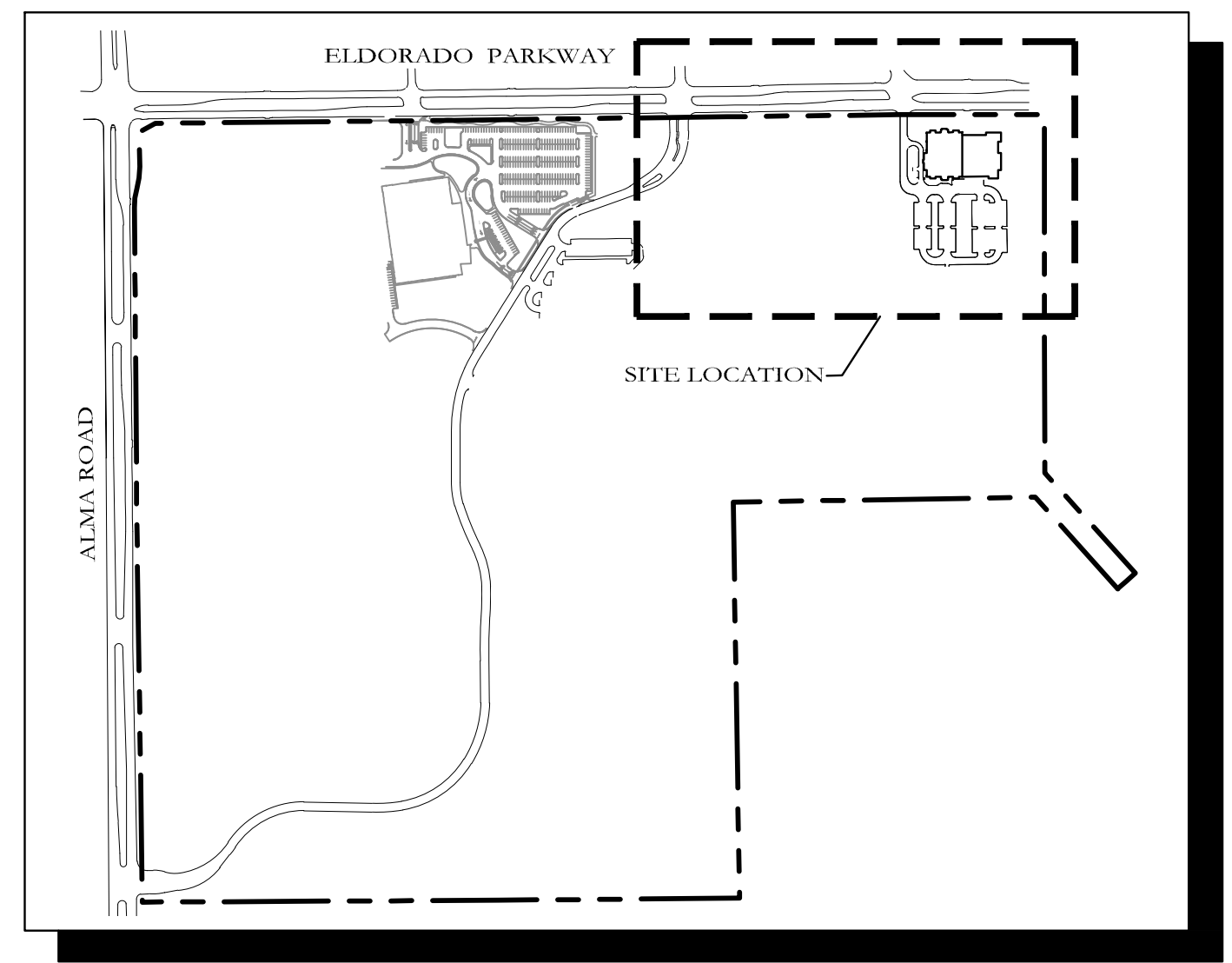


\*GIS NOTE:  
Property part of a larger 150.414  
acre property. Property currently  
platted as Lot 1R, Block A of  
the McKinney Community Park  
Addition. Reference filed plat for  
overall property dimensions and  
metes and bounds.



**FIRE NOTE:**  
Building expansion will tie into  
the existing fire sprinkler system  
and existing riser room.

POINT OF BEGINNING\*  
Lat: N 33° 10' 26"  
Long: W 96° 42' 18"



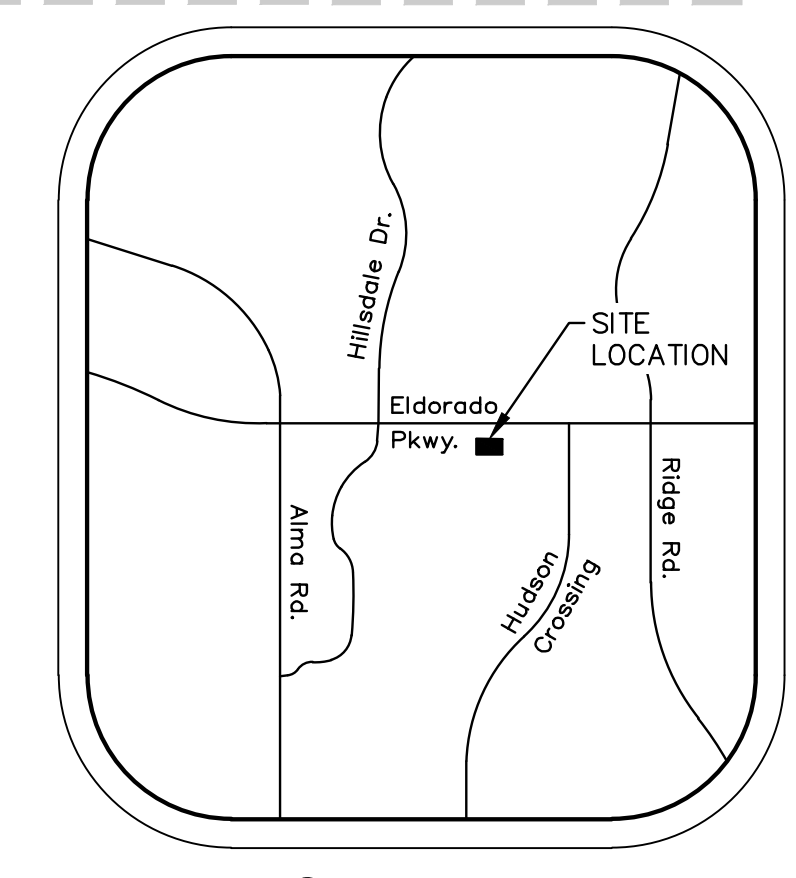
**KEY MAP**  
NTS

**SYNOPSIS**

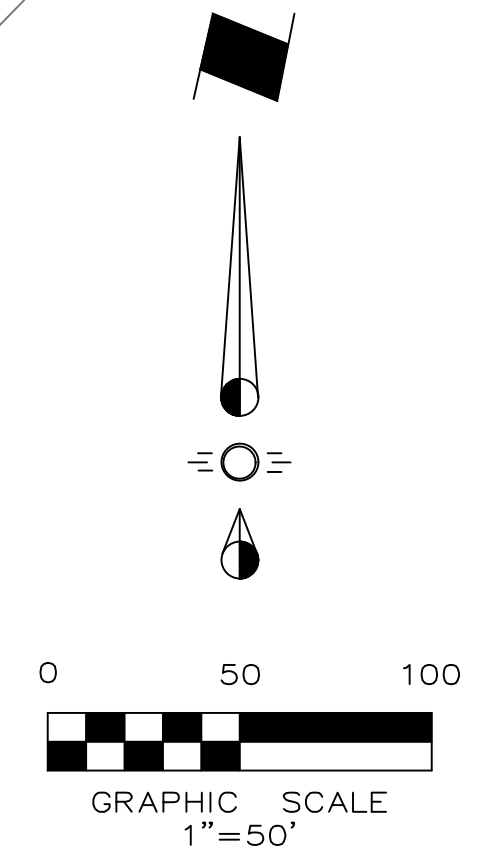
Address: 6861 Eldorado Pkwy.  
McKinney, Texas 75070  
PD (Planned Development)  
Zoning: Library  
Proposed Use: Library  
Lot Area: 150.414 Acres (6,552,037 sf)  
Building Areas:  
Existing Building 20,835 sf  
Proposed Building 15,215 sf  
Total Bldg Area: 36,050 sf  
Lot Coverage: 0.55% (Total Bldg Area 36,050 sf)  
Floor Area Ratio: 0.0055 : 1  
Building Height:  
Ex. Building 28'-0"  
Prop. Building 22'-0"  
Required Parking:  
Ex. Building 1:300 (20,835/300) = 70 Spcs.  
Prop. Building 1:300 (15,215/300) = 51 Spcs.  
+10 Additional Spaces (Per City)

Parking Required Total: (131 Parking Spaces)  
Paving Required Total: (131 Paving Spaces)  
Parking Provided Total: (145 Exist. Parking Spaces) 7 Handicap Spc.  
(147 Prop. Parking Spaces) 3 Handicap Spc.  
(292 Total Parking Spaces) 10 Handicap Spc.

- LEGEND**
- Proposed Firelane
  - Existing Firelane
  - Existing Firelane (To be Abandoned)
  - Proposed Sidewalk
  - Ex. Concrete
  - Limit of Scope of Work
  - Proposed Retaining Wall
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp



**VICINITY MAP**  
NTS



**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.

PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER Vol. 2006, Pg. 441 P.R.C.C.T.

**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:**  
Hidell & Associates Architects  
3033 Kellway Drive, Suite 120  
Carrollton, Texas 75006  
Phone (972) 416-4666  
Contact: William Hidell

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX, 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

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

Issue Dates:	Revisions:	Date:
1 04/03/2018	1	
2 05/11/2018	2	
3 05/21/2018	3	
4 07/16/2018	4	
5 07/30/2018	5	
6 08/07/2018	6	

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. McKinney, Texas 75069  
972.562.4400 Texas P.E. Firm No. F-3935

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=50'

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**SITE PLAN**  
**JOHN & JUDY GAY LIBRARY EXPANSION**  
**HIDELL & ASSOCIATES ARCHITECTS**  
**CITY OF MCKINNEY, TEXAS**

Sheet No. **SP**  
Project No. 17060

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