



USE: UNDEVELOPED
ZONED: PD2017-04-047
LOT 1, BLOCK B
2.148 AC
(93,555 SQ FT)

USE: UNDEVELOPED
ZONED: PD2017-04-047
LOT 3R, BLOCK B
5.006 AC
(218,084 SQ FT)

USE: UNDEVELOPED
ZONED: PD2017-04-047
A PORTION OF LOT 2, BLOCK B
4.17 AC

USE: UNDEVELOPED
ZONED: PD2017-04-047
LOT 8, BLOCK B
8.07 AC
(351,368 SQ FT)

USE: UNDEVELOPED
ZONED: PD2017-04-047
LOT 7, BLOCK B
2.399 AC
(104,492 SQ FT)

SITE DATA TABLE	
Lot 1, Block B Parkside at Craig Ranch Addition	
Zoning:	Planned Development 2017-04-047
Proposed Use:	Retail/Restaurant
Lot Area:	2.148 Acres (93,555 SF)
Building Information:	
Building #5 Height:	31'-10" (1-Story)
Building #6 Height:	29'-10" (1-Story)
Building #5 Square Footage:	8,650 SF
Building #5 Patio Square Footage:	300 SF
Building #6 Square Footage:	9,100 SF
Building #6 Patio Square Footage:	300 SF
Total Square Footage:	17,700 SF
Lot Coverage:	18.92%
Flow to Area Ratio (FAR):	0.0019 :1
Building Use Information:	
Building #5:	
Restaurant:	4,200 SF
Retail:	4,400 SF
Building #6:	
Restaurant:	4,200 SF
Retail:	4,900 SF
Parking Requirement:	
Retail Parking:	1/250 SF
Restaurant/Patio Parking:	1/150 SF
Building #5:	
Restaurant/Patio Parking:	30 Spaces
Retail Parking:	18 Spaces
Total Parking:	48 Spaces
Building #6:	
Restaurant/Patio Parking:	30 Spaces
Retail Parking:	20 Spaces
Total Parking:	50 Spaces
Total Parking Required:	98
Drive-Thru Parking Required:	6 stacking from point of order
Parking Provided:	98 (including 4-24 Spaces)
Drive-Thru Stacking Provided:	6 stacking from point of order
Loading Zone Required:	0
Loading Zone Provided:	1
Impervious Area:	176,079 SF
Impervious Percentage:	81.32%
Lot 6, Block B Parkside at Craig Ranch Addition	
Zoning:	Planned Development 2017-04-047
Proposed Use:	Retail/Restaurant/Music Pavilion
Lot Area:	6.070 Acres (263,366 SF)
Building Information:	
Building #1:	
Building #1 Height:	32'-2" (1-Story w/ Partial Roof Deck)
Building #1 Square Footage:	3,000 SF
Patio Square Footage:	2,100 SF
Roof Deck Square Footage:	12,000 SF
Restaurant Square Footage:	12,000 SF
Parking Required:	114 Spaces (1:150 SF for Restaurant Uses)
Building #1 Square Footage Total:	17,100 SF
Building #2:	
Building #2 Height:	32'-2" (1-Story w/ Partial Roof Deck)
Building #2 Square Footage:	3,000 SF
Patio Square Footage:	2,100 SF
Roof Deck Square Footage:	12,000 SF
Restaurant Square Footage:	12,000 SF
Parking Required:	114 Spaces (1:150 SF for Restaurant Uses)
Building #2 Square Footage Total:	17,100 SF
Building #3:	
Building #3 Height:	40'-4" (1-Story)
Building #3 Square Footage:	3,600 SF
Patio Square Footage:	0 SF
Roof Deck Square Footage:	15,200 SF
Restaurant Square Footage:	15,200 SF
Parking Required:	126 Spaces (1:150 SF for Restaurant Uses)
Building #3 Square Footage Total:	18,800 SF
Building #4 - Phase II:	
Building #4 Square Footage:	28'-0" (1-Story)
Building #4 Square Footage:	3,200 SF
Patio Square Footage:	3,200 SF
Roof Deck Square Footage:	3,200 SF
Restaurant Square Footage:	6,580 SF
Parking Required:	44 Spaces (1:150 SF for Restaurant Uses)
Music Pavilion:	2,500 SF
Total Building Square Footage:	58,700 SF (includes patios, roof deck and pavilion)
Lot Coverage:	16.71%
Flow to Area Ratio (FAR):	0.16 :1
Building Use Summary for Parking:	
Restaurant:	9,200 SF
Patio:	9,200 SF
Roof Deck:	4,200 SF
Retail:	3,200 SF
Music Lawn Square Footage:	4,200 SF
Total Parking Required:	411 Spaces
Total Parking Provided:	411 Spaces
Loading Zone Required:	3
Loading Zone Provided:	3
Impervious Area:	293,498 SF
Impervious Percentage:	83.53%

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

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.

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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL 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. 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-9395	
Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/29/17. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	SITE PLAN		Sheet No.
	HUB 121 - CRAIG RANCH		SP
	JORDAN REALTY ADVISORS		Project No.
CITY OF MCKINNEY, TEXAS		17082	

HUB 121 - CRAIG RANCH