

USE: COMMERCIAL
 ZONED: PD-C1
 EL DORADO 49 PARTNERS LTD
 CAB. 2010, PG. 7
 (P.R.C.C.T.)

1.586 Acres
 69,100 Sq. Ft.
 LOT 4R1, BLOCK A

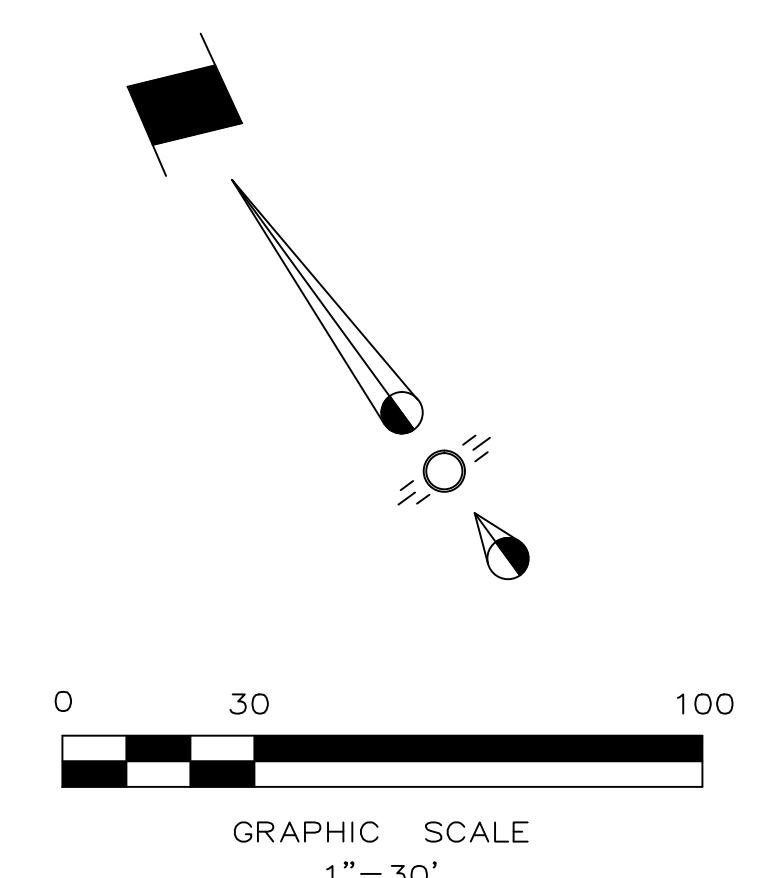
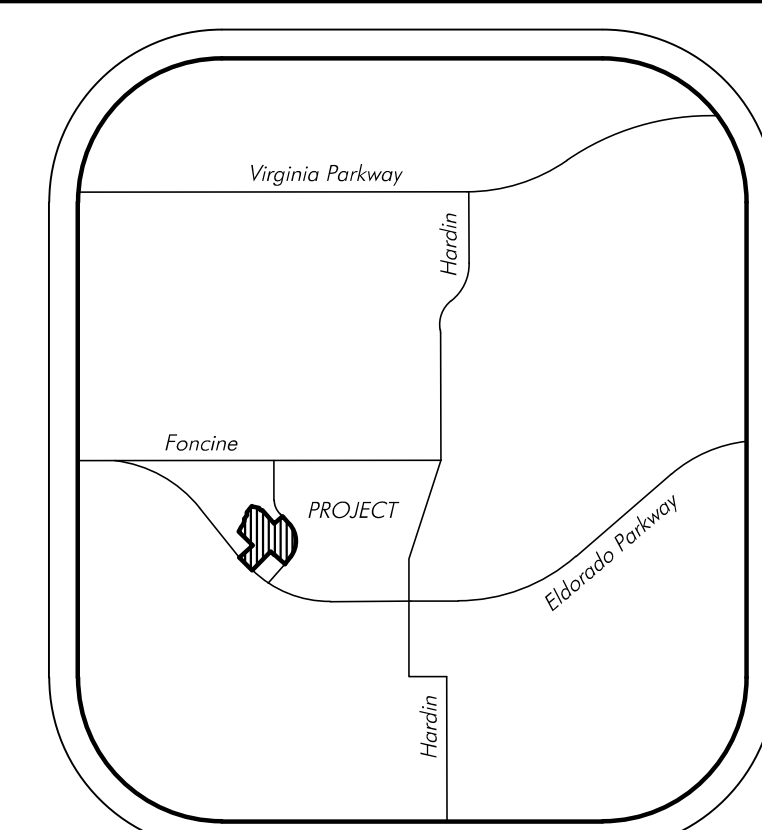
USE: COMMERCIAL
 ZONED: PD-F1
 RYTZELL ENTERPRISES LLC
 VOL. 2010, PG. 7
 (P.R.C.C.T.)

USE: COMMERCIAL
 ZONED: PD-F1
 FAMILY VIDEO MOVIE CLUB INC
 CAB. 2009, PG. 74
 (P.R.C.C.T.)

1.010 Acres
 (43,986 SF)

USE: COMMERCIAL
 ZONED: PD-F1
 AUTOZONE TEXAS LP
 VOL. 2010, PG. 7
 (P.R.C.C.T.)

1.952 Acres
 85,015 Sq. Ft.
 LOT 6, BLOCK A



- LEGEND**
- Proposed Fire Lane
 - Proposed Pavement
 - Proposed Sidewalk
 - Proposed Retainingwall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SYNOPSIS

Address:	4200 Eldorado Parkway McKinney, Texas 75070
Zoning:	PD - Planned Development
Proposed Use:	Commercial
Lot Area:	1.952 Acres (85,015 sf)
Building Areas:	Ex Building 8,440 sf Total Bldg Area: 8,440 sf
Impervious Area:	57,580 SF (67.7%)
Lot Coverage:	9.93% (Total Bldg Area 8,440 sf)
Floor Area Ratio:	0.10 : 1
Required Parking:	Ex. Restaurant 1:150 (2,400/150) = 16 Spcs. Ex. Commercial Retail 1:250 (6,040/250) = 25 Spcs.

Total Parking Required:	(41 Parking Spaces)
Total Handicapped Parking Required:	(3 Parking Spaces)
Existing Parking Provided:	(58 Parking Spaces)
Existing Handicapped Parking Provided:	(3 Parking Spaces)
Proposed Additional Parking Provided:	(54 Parking Spaces)
Additional Handicapped Parking Provided:	(2 Parking Spaces)
Total Parking Provided:	(111 Parking Spaces)
Total Handicapped Parking Provided:	(5 Parking Spaces)

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 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.
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

OWNER:
 Family Video Movie Club, Inc.
 2445 Sky Harbor
 Plano, Texas 75025
 Phone (XXX) XXX-XXX
 Contact: Richard Sheehan

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. 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'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 08/11/14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE PLAN
 FAMILY VIDEO MCKINNEY LOT EXPANSION
 FAMILY VIDEO MOVIE CLUB, INC.
 MCKINNEY, TEXAS

Sheet No. SP
 Project No. 14053

FAMILY VIDEO PARKING LOT EXPANSION SITE PLAN