

VICINITY MAP
NTS

- LEGEND**
- Proposed Sidewalk
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Barrier Free Ramp

SYNOPSIS

Address: 1207 N. Tennessee Street
McKinney, Texas 75069

Zoning: BN Neighborhood Business District

Proposed Use: Convenience Store

Lot Area: 0.22 Acres (9,689 sf)

Building Areas: 1,750 sf

Lot Coverage: 18.06% (Total Bldg Area 1,750 sf)

Floor Area Ratio: 0.18 : 1

Building Height: 16'-8"

Required Parking: Retail (1/250 sf) * 1,750 = 7 Spcs.

Parking Required Total: (7 Parking Spaces)

Parking Provided Total: (7 Parking Spaces) 1 Handicap Spc.

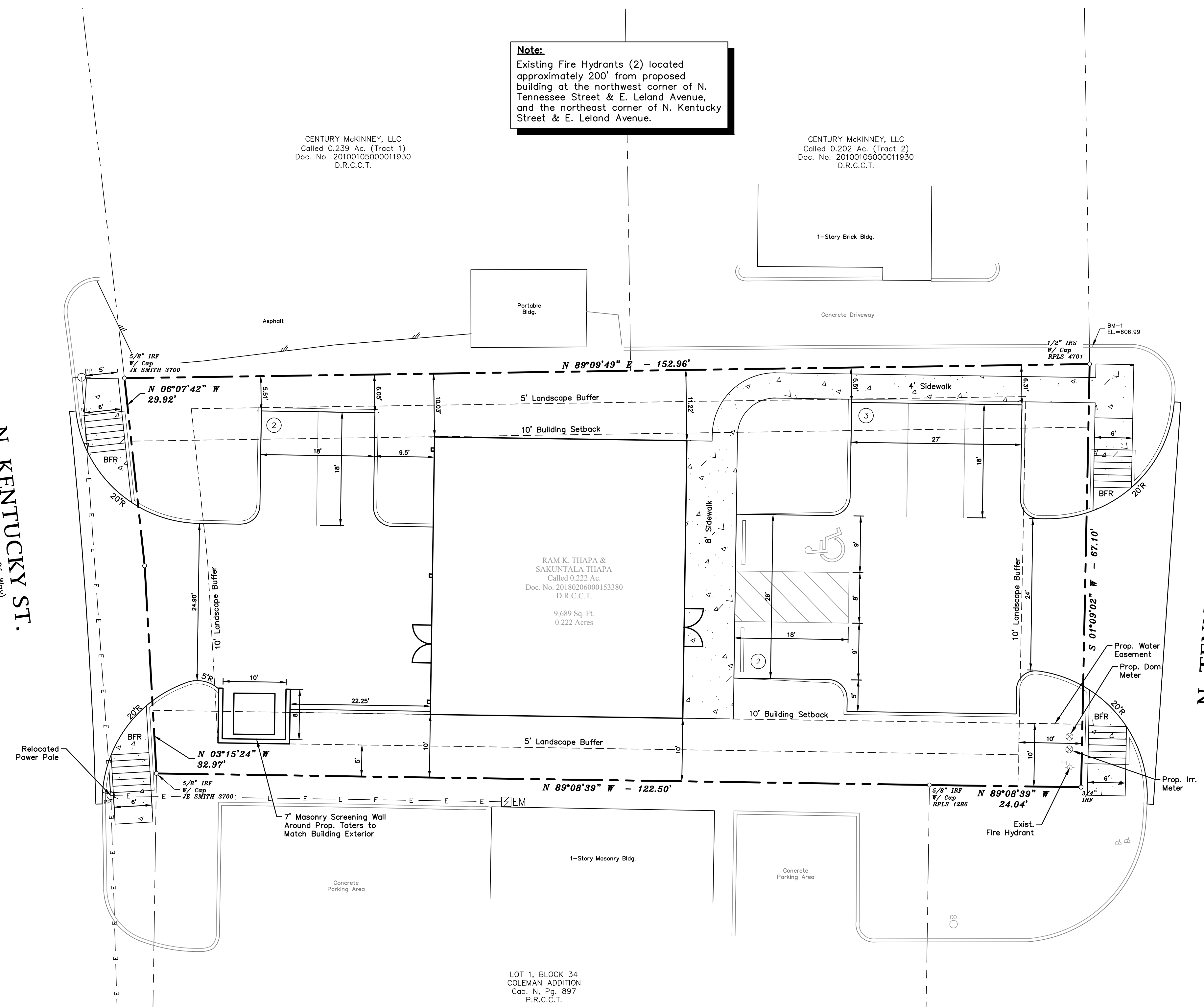
Note:
Existing Fire Hydrants (2) located approximately 200' from proposed building at the northwest corner of N. Tennessee Street & E. Leland Avenue, and the northeast corner of N. Kentucky Street & E. Leland Avenue.

CENTURY MCKINNEY, LLC
Called 0.239 Ac. (Tract 1)
Doc. No. 20100105000011930
D.R.C.C.T.

CENTURY MCKINNEY, LLC
Called 0.202 Ac. (Tract 2)
Doc. No. 20100105000011930
D.R.C.C.T.

N. KENTUCKY ST.
(Variable Width Right-of-Way)

N. TENNESSEE ST.
(Variable Width Right-of-Way)



RAM K. THAPA &
SAKUNTALA THAPA
Called 0.222 Ac.
Doc. No. 20180206000153380
D.R.C.C.T.

9,689 Sq. Ft.
0.222 Acres

LOT 1, BLOCK 34
COLEMAN ADDITION
Cdb. N. Pg. 897
P.R.C.C.T.

SSMH
10P#608.43
FL 12"-596.83(N)
FL 6"-603.33(W)
FL 12"-596.53(S)

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.

CITY BENCHMARK USED FOR CONTROL:

COM-41 = Aluminum Disc in concrete near the southwest corner of the most southerly culvert on the west side of St. Highway No. 5. North of the entrance to Oak Hollow Golf Course and south of the intersection of St. Highway No. 5 & County Road 274. Elevation = 592.415

SITE BENCHMARK:

BM-1 = "X" in top of concrete curb on the south side of the north adjoiners concrete driveway and just north of the northeast corner of the subject property. Elevation = 606.99

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"=10'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. MCBROOM, P.E. NO. 110104 ON 05/08/19. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

1207 N. Tennessee Street

The Tom Day Company/Tom Day Construction
McKinney, Texas

Sheet No.
SP
Project No.
18126

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:
Batten Architects, Inc.
1802 Thornhill Way
Wylie, Texas 75098
Phone (214) 763-6815
Contact: Michael Batten

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.

1207 N. Tennessee Street