

NOTE:
Future offsite development shown on the adjacent property to the north is only conceptual in nature and subject to change. It is shown on this site plan for illustrative purposes only.

**USE: VACANT
ZONED: ML-LIGHT
MANUFACTURING**
CROOKED CREEK, INC.
Doc. No. 20161116001559440
D.R.C.C.T.

LOT 1, BLOCK A
CROOKED CREEK/BLUE
MOUNTAIN ADDITION
Cab. L. Pg. 714
P.R.C.C.T.

**USE: MCD INNOVATIONS
ZONED: PD-1451
LIGHT MANUFACTURING**
CROOKED CREEK, INC.
C.C.F. No. 97-0013960
D.R.C.C.T.

**USE: RESIDENTIAL
ZONED: PD-1995-04-21**
TRINITY HEIGHTS PHASE ONE
C.C.F. No. 2003-0236173
D.R.C.C.T.

**USE: VACANT
ZONED: PD-1995-04-21**
RSJS WAREHOUSE LTD.
C.C.F. No. 20090515000591600
D.R.C.C.T.

**USE: WAREHOUSE/OFFICE
ZONED: LI-LIGHT INDUSTRIAL**
MLRP WILMETH, LLC
Doc. No. 20190219000172290
D.R.C.C.T.

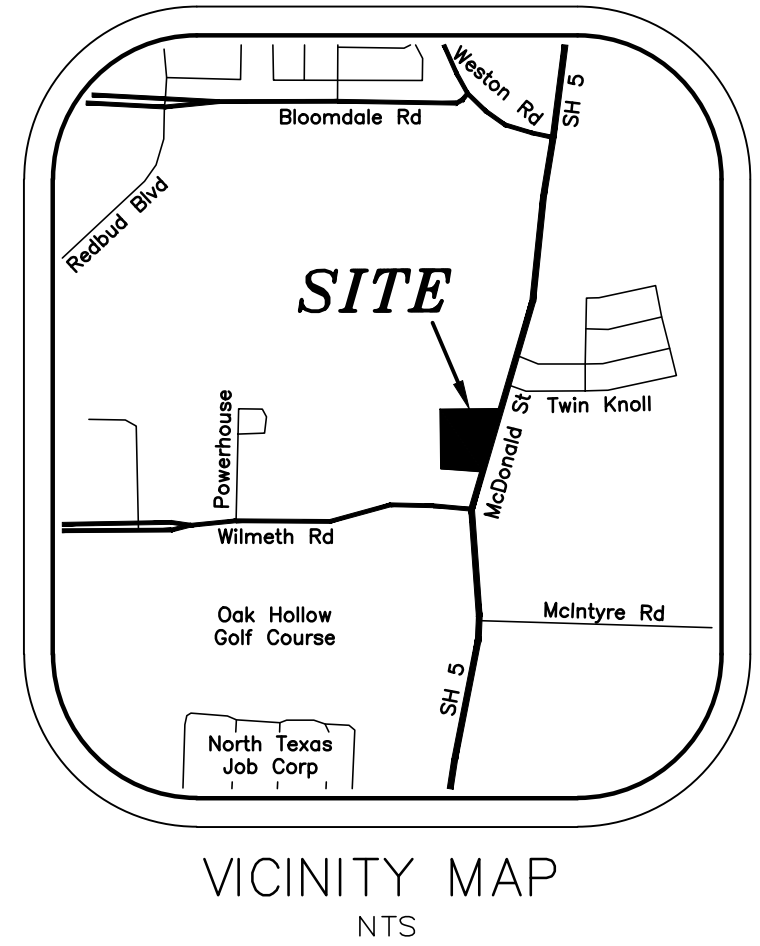
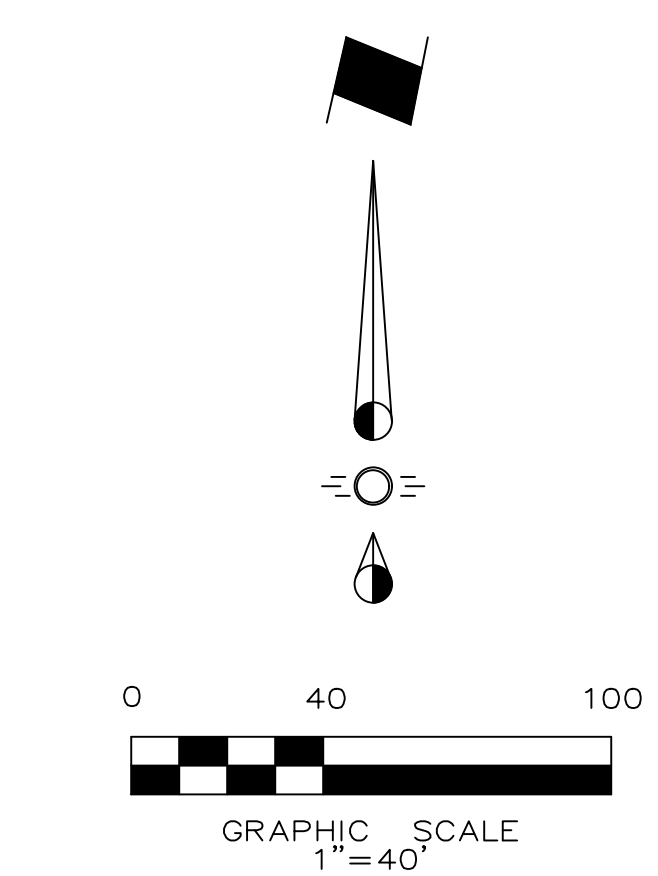
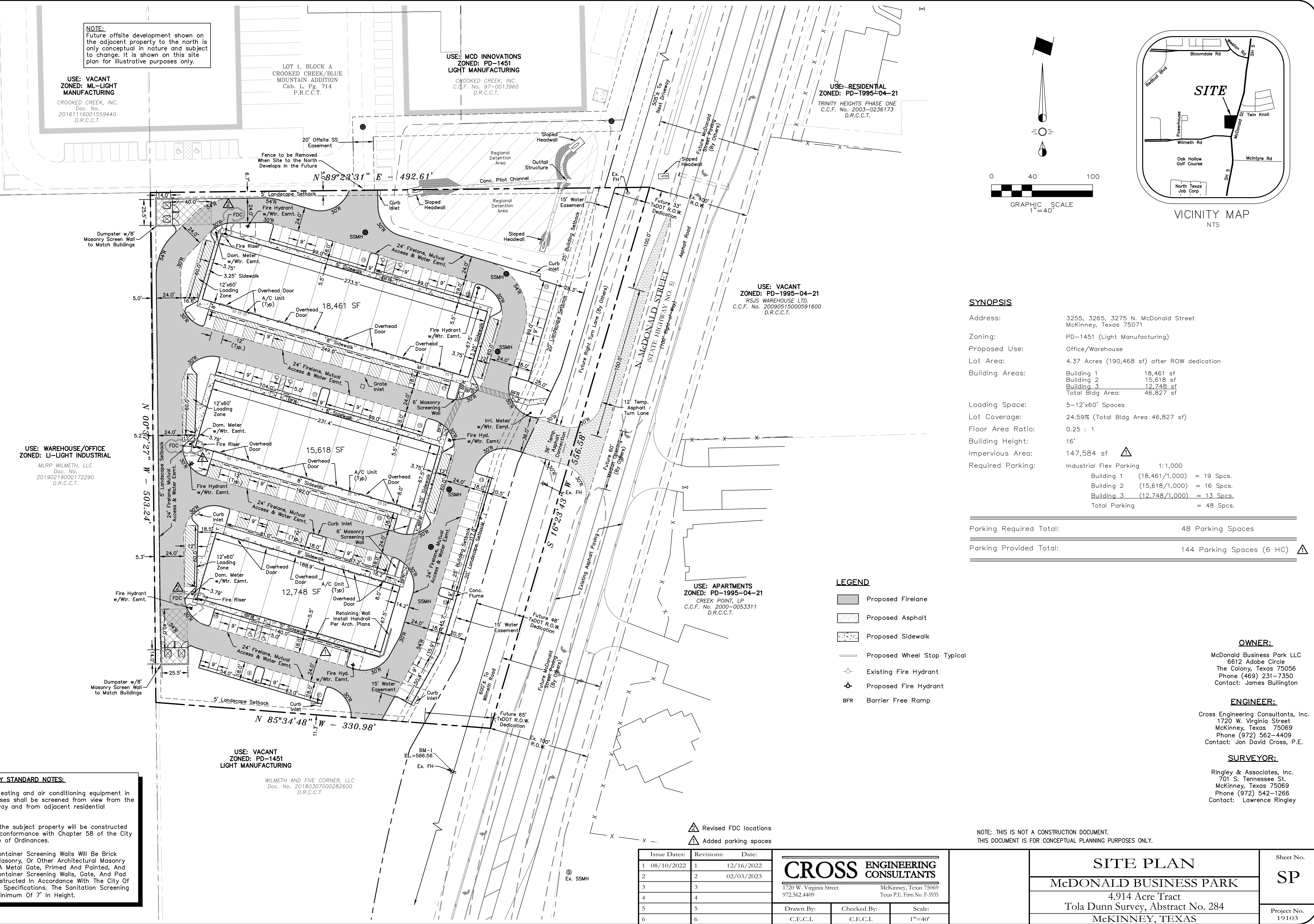
**USE: VACANT
ZONED: PD-1451
LIGHT MANUFACTURING**
WILMETH AND FIVE CORNER, LLC
Doc. No. 20180307000282600
D.R.C.C.T.

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.



SYNOPSIS

Address: 3255, 3265, 3275 N. McDonald Street
McKinney, Texas 75071

Zoning: PD-1451 (Light Manufacturing)

Proposed Use: Office/Warehouse

Lot Area: 4.37 Acres (190,468 sf) after ROW dedication

Building Areas:

Building 1	18,461 sf
Building 2	15,618 sf
Building 3	12,748 sf
Total Bldg Area:	46,827 sf

Loading Space: 5-12'x60' Spaces

Lot Coverage: 24.59% (Total Bldg Area 46,827 sf)

Floor Area Ratio: 0.25 : 1

Building Height: 16'

Impervious Area: 147,584 sf

Required Parking: Industrial Flex Parking 1:1,000

Building 1	(18,461/1,000) = 19 Spcs.
Building 2	(15,618/1,000) = 16 Spcs.
Building 3	(12,748/1,000) = 13 Spcs.
Total Parking	= 48 Spcs.

Parking Required Total: 48 Parking Spaces

Parking Provided Total: 144 Parking Spaces (6 HC)

LEGEND

- Proposed Firelane
- Proposed Asphalt
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

OWNER:

McDonald Business Park LLC
6612 Adobe Circle
The Colony, Texas 75066
Phone (469) 231-7350
Contact: James Bullington

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

SURVEYOR:

Ringley & Associates, Inc.
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Contact: Lawrence Ringley

- Revised FDC locations
- Added parking spaces

Issue Dates:	Revisions:	Date:
1 08/10/2022	1	12/16/2022
2	2	02/03/2023
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.
Checked By: C.E.C.I.
Scale: 1"=40'

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

SITE PLAN
McDONALD BUSINESS PARK
4,914 Acre Tract
Tola Dunn Survey, Abstract No. 284
McKINNEY, TEXAS

Sheet No.	SP
Project No.	19103

MCDONALD BUSINESS PARK