

USE: AUTO REPAIR
 ZONED: ML-LIGHT MANUFACTURING
 DONALD M. MOTSENBOCKER
 INSTR. NO. 20160629000820470
 (D.R.C.C.T.)

USE: COMMERCIAL
 ZONED: ML-LIGHT MANUFACTURING
 PARK UNDERWOOD LLC
 INSTR. NO. 20160629000820470
 (D.R.C.C.T.)

USE: VACANT
 ZONED: ML-LIGHT MANUFACTURING
 DONALD M. MOTSENBOCKER
 VOL. 5331, PG. 3090
 (D.R.C.C.T.)

USE: COMMERCIAL
 ZONED: ML-LIGHT MANUFACTURING
 DONALD M. MOTSENBOCKER
 VOL. 5600, PG. 4639
 (D.R.C.C.T.)

USE: VACANT
 ZONED: ML-LIGHT MANUFACTURING
 ENVIROLOGISTICS COMPANY LLC
 INSTR. NO. 20170404000432340
 (D.R.C.C.T.)

USE: COMMERCIAL
 ZONED: ML-LIGHT MANUFACTURING
 ENVIROLOGISTICS COMPANY LLC
 INSTR. NO. 20160115000053460
 (D.R.C.C.T.)

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.

CITY BENCHMARKS:

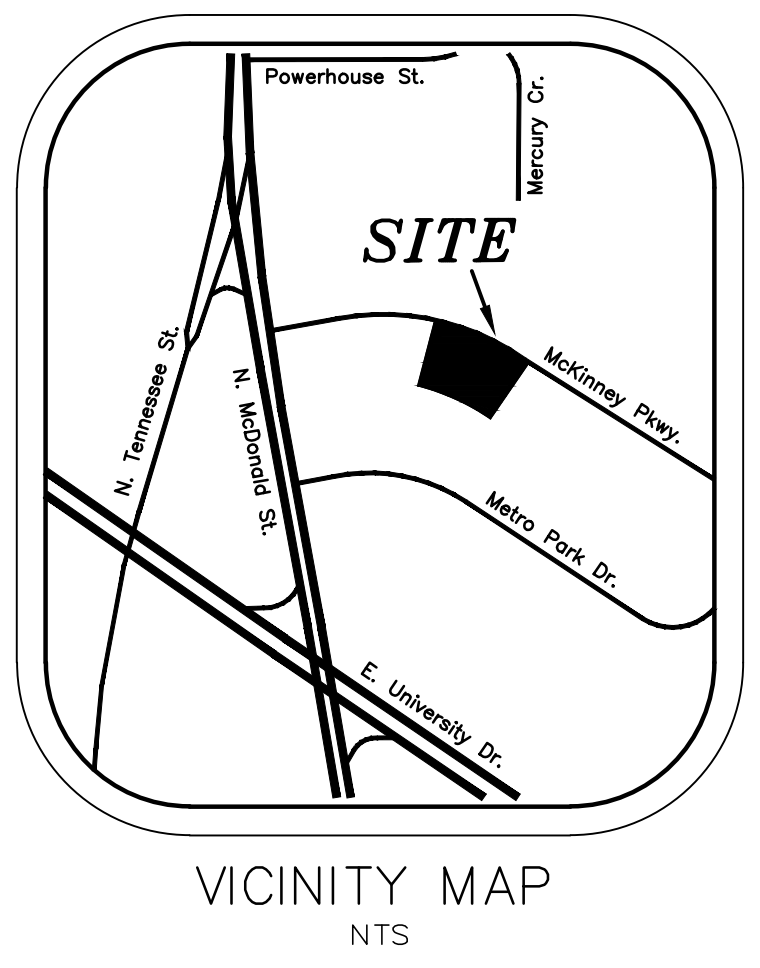
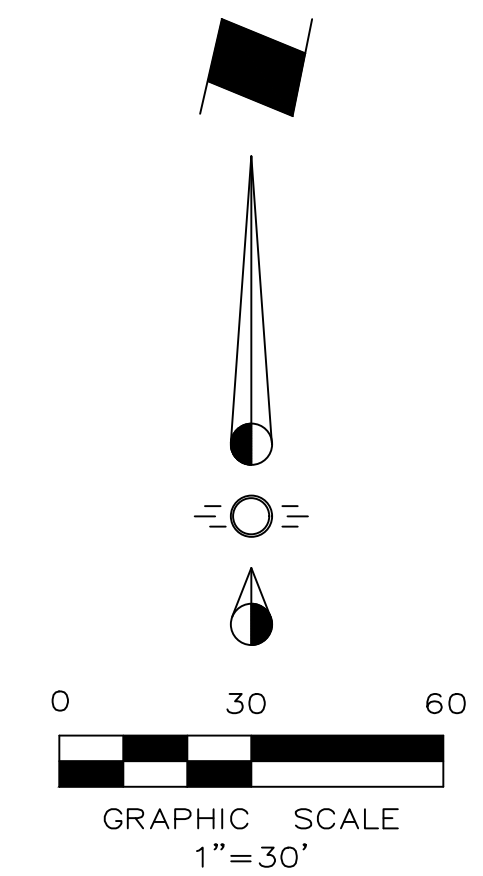
COM-41 = Aluminum Disc in concrete near the southwest corner of the most southerly culvert on the west side of St. Highway No. 5, North of the entrance to Oak Hollow Golf Course and south of the intersection of St. Highway No. 5 & County Road 274. Elev.=592.415

COM-42 = Standard City of McKinney Aluminum Disc in concrete on the west side of Woodlawn and north of U.S. Highway 380. Elev.=570.123

SITE BENCHMARKS:

BM-1 = "X" in southeast corner of concrete curb inlet on the south side of McKinney Parkway and just north of the northwest corner of subject property. Elev.=594.08

BM-2 = "X" in top concrete curb on the north side of the driveway just south of the southwest corner of subject property. Elev.=597.46



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

SYNOPSIS

Address:	McKinney Parkway McKinney, Texas 75069
Zoning:	ML-Light Manufacturing
Proposed Use:	Office Building/Warehouse
Lot Area:	1.00 Acres (43,560 sf)
Building Area:	5,019 sf (1st Floor Office) 2,181 sf (2nd Floor Office) 4,433 sf (1st Floor Warehouse) 11,633 sf (Total)
Lot Coverage:	21.17%
Floor Area Ratio:	0.27 : 1
Building Height:	Roof 29'-1" Parapet 32'-0"
Impervious Area:	31,858 sf (73%)
Required Parking:	Office 1:400 (7,200/400) = 18 Spcs. Warehouse 1:4,000 (4,433/4,000) = 2 Spcs.
Parking Required Total:	20 Parking Spaces
Parking Provided Total:	22 Parking Spaces (2 H/C Spaces)

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.
75069
752.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

SITE PLAN

PARADIGM ROOFING

LOT 13, BLOCK B - 1.00 Acres
 METRO INDUSTRIAL PARK NO. 2
 MCKINNEY, TX

Sheet No.
SP

Project No.
17090

SITE PLAN
PARADIGM ROOFING