



SITE DATA	
Lot Area	69,576 sq. ft. (1.597 acres)
Total Covered Area	16,000 sq. ft.
Percent Covered	23%
Typical Suite Area	1,000 sq. ft.
Typical Building Area	4,000 sq. ft.
Total Buildings Area	16,000 sq. ft.
Building Height	27'-10.5"
Zoning	PD 99-05-44
Parking (1:400sf)	40 Required - 50 Provided
Handicap Parking (Two are Van Access)	3 Required - 3 Provided *
Loading Zones	1 Required - 12'x35'
Trash Dumpster Pad	1 Required - 13'x16'
Percentage of total site in permanent landscaping	34% - 23,656 sq. ft.
Site Elevation Above Sea Level	746 ft.
Height of Proposed Building Above Sea Level	773 ft.
Latitude & Longitude Coordinates of Tallest Structure	33°10'21"N 96°42'08"W
No Existing Buildings	
Proposed Use is Office, Business or Professional	* HC Spaces Provided are Included in Overall Parking

- NOTES:
- 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's design specifications.
  - 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.
  - Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
  - All dimensions are to face of curb, unless otherwise noted.
  - Prior to Building Permit, a Preliminary-Final Plat and record plat must be approved.

LEGEND	
	PROPOSED FIRE LANE
	EXISTING FIRE LANE
CONC.	CONCRETE
PVMT.	PAVEMENT
PROP.	PROPOSED
EX.	EXISTING
B.L.	BUILDING LINE
25'R	RADIUS
(typ)	TYPICAL
⊙	NUMBER OF PARKING SPACES
BFR	HANDICAP RAMP

REV.	BY	DATE	DESCRIPTION
<b>SITE PLAN</b>			
<b>HUDSON CROSSING OFFICE CONDOS</b>			
<b>PHASE 1</b>			
CITY OF MCKINNEY COLLIN COUNTY, TEXAS			
<b>MACATEE ENGINEERING</b> DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED	DRAWN	DATE	DWG FILE
MAC	MAC	02/25/13	JJ405BASE.DWG
PROJECT #	SHEET NO.		
JJ405	1 OF 1		

APPLICANT:  
JAMES JOHNSTON  
21 TRANQUIL POND  
FRISCO, TEXAS  
972-668-7710

**RECEIVED**  
By Kathy Wright at 8:11 am, Feb 26, 2013