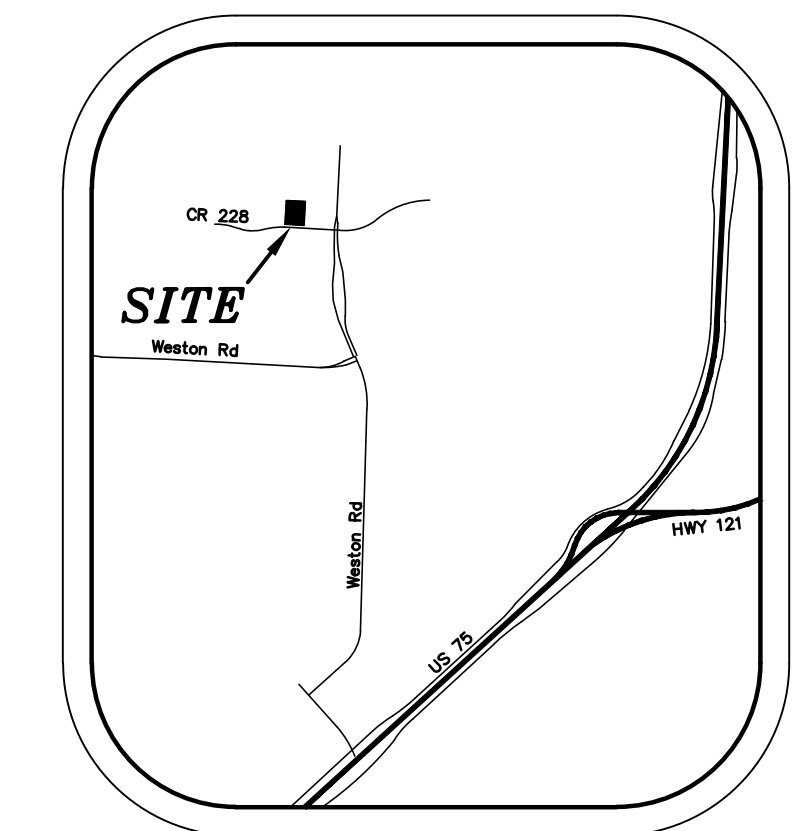
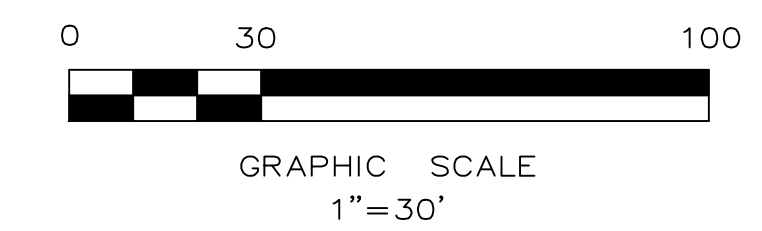


Trinity Falls Holdings, L.P.
Document No.
20171030001439680.
O.P.R.C.C.T.

Undeveloped



VICINITY MAP
NTS



GRAPHIC SCALE
1"=30'

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Sidewalk (Public)
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address: J. Emberson Survey, Abstract No. 294
Collin County, Texas

Zoning: Trinity Falls Development Agreement
City of McKinney Extraterritorial Jurisdiction

Proposed Use: Fire Station

Lot Area: 3,021 Acres (131,604 sf)

Building Area: 16,075 sf

Floor Area Ratio: 0.12 : 1

Building Height: 32'-5"

Lot Coverage: 12.22% (Bldg Area 16,075 sf)

Impervious Area: 80,054 sf

Impervious Percentage: 60.83%

Required Parking: 1:400 (16,075/400) = 41 Spaces.

Parking Required Total:	41 Parking Spaces
Parking Provided Total:	56 Parking Spaces (3 HC Spaces)

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.

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:
conduit architecture + design, LLC
402 Parker Street
McKinney, Texas 75069
Phone (972) 302-9747
Contact: Eric Ciskowski, A.I.A.

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
Phone (469) 424-2074
Fax (469) 424-1997
Contact: Mike Arthur, R.P.L.S.

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

BENCHMARK:
Berings, coordinates and elevations are based on the City of McKinney GPS Monuments Nos. 25, 27 and 28. (Surface to Grid conversion: 0.999850608)

T.B.M. #1:
Mag Nail Set, Elev=628.95'
N=7,155,538.20 ; E=2,542,321.51

T.B.M. #2:
Mag Nail Set, Elev=621.08'
N=7,155,527.99 ; E=2,542,710.39

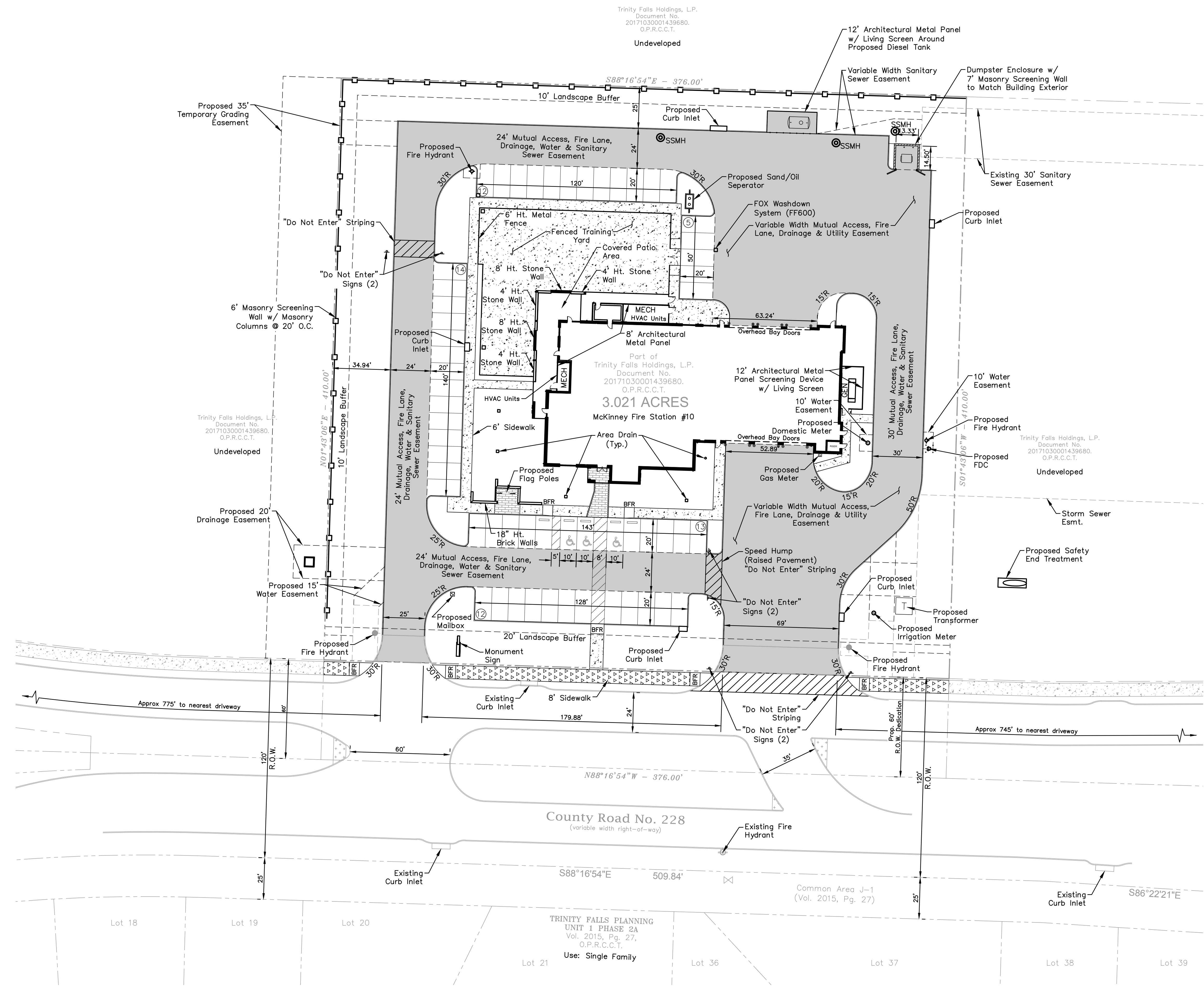
Issue Dates:	Revisions:	Date:
1 10/10/2018	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

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

SITE PLAN
MCKINNEY FIRE STATION #10
3.539 ACRES
JOHN EMBERSON SURVEY, ABST. NO. 294
CONDUIT ARCHITECTURE + DESIGN, LLC
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
18044



MCKINNEY FIRE STATION #10