

EXISTING SINGLE FAMILY SUBDIVISION

CANYON VALLEY

$\Delta=22'46''59''$   
 $R=309.73$   
 $L=123.16'$   
 $T=62.40$   
 $CH=S 81'52''13'' E$   
 $122.35$

EXISTING SINGLE FAMILY SUBDIVISION  
**BOIS D'ARC ROAD**  
 (60' Right of Way)

BLUFFVIEW DR.

EXISTING SINGLE FAMILY SUBDIVISION

LONG HIL CT.

EXISTING SINGLE FAMILY SUBDIVISION

**GENERAL NOTES:**

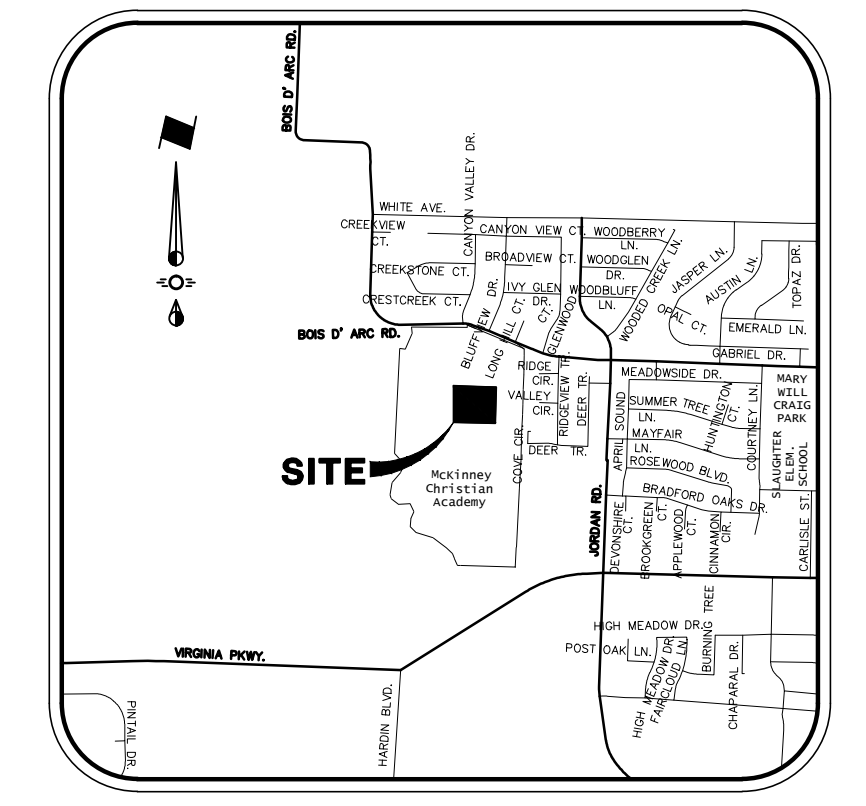
THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 35 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.

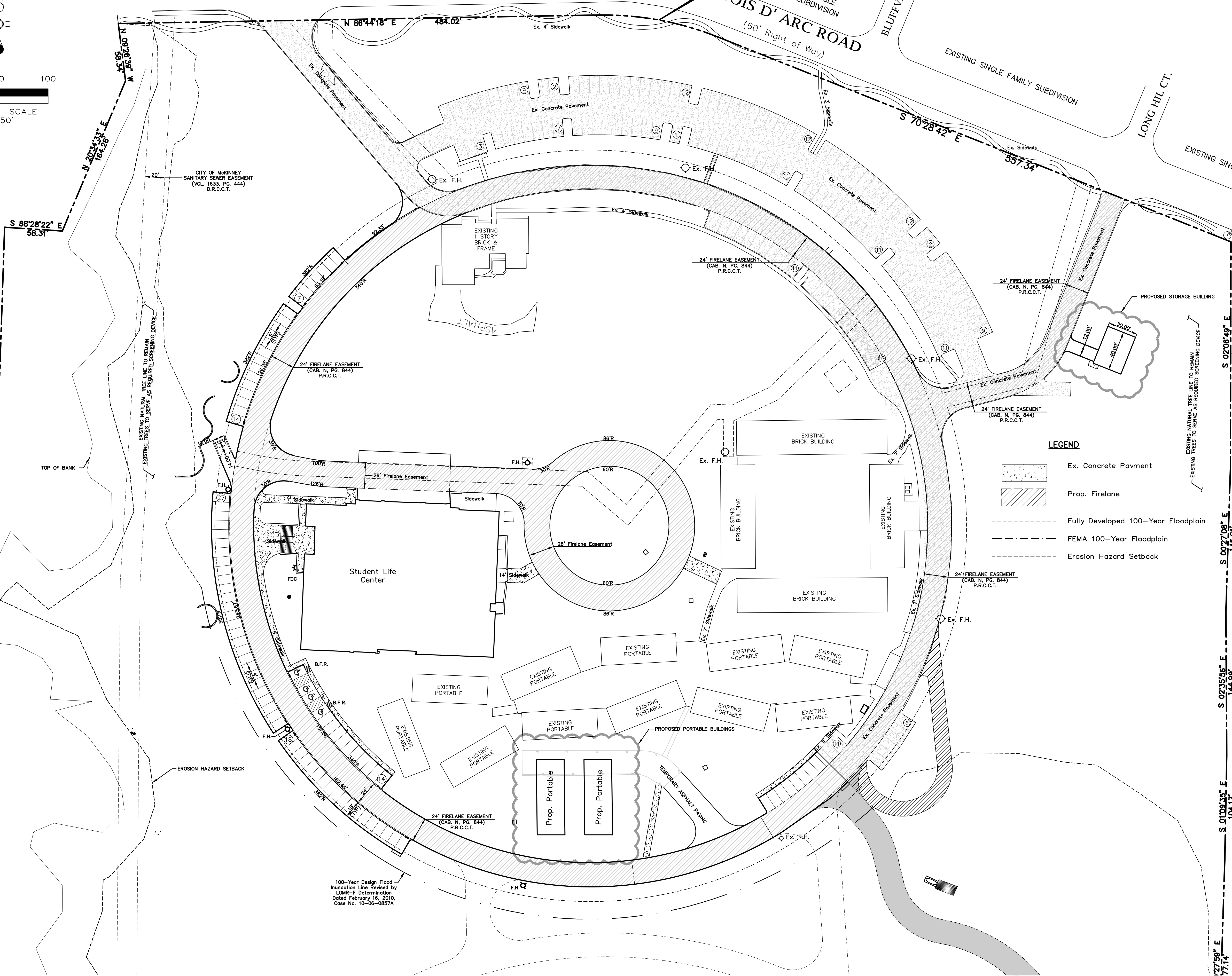
FIRE HYDRANT REQUIRED WITHIN 100'-0" OF F.D.C. AND PREFERABLY, AT CITY'S REQUEST, ON SAME SIDE OF BUILDING.

\*MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

\*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.\*



Vicinity Map  
 NTS



- LEGEND**
- Ex. Concrete Pavement
  - Prop. Firelane
  - Fully Developed 100-Year Floodplain
  - FEMA 100-Year Floodplain
  - Erosion Hazard Setback

**SYNOPSIS**

Current Zoning PD#2004-06-065  
 Lot Area 59.98 Ac. (2,612,791 S.F.)  
 Existing Buildings S.F. 51,359 S.F.

School Level	Required Parking Ratio	Classrooms	Parking Required
Elementary School (k-6)	2.5 parking spaces per classroom	24	60
Junior High School (7-9)	2.5 parking spaces per classroom	10	25
High School (10-12)	8 parking spaces per classroom	11	88
Student Life (K-12)	8 parking spaces per classroom	4	32
Total Parking Required			205
Total Parking Provided			229

**RECEIVED**  
 By Karen McCutcheon at 8:55 am, Jan 28, 2014

**OWNER/DEVELOPER**  
 McKinney Christian Academy  
 3601 Bois D'Arc  
 McKinney, Texas 75069  
 Contact: Kevin Fields, Headmaster  
 (214) 544-2658

**Engineer**  
 Cross Engineering Consultants, Inc.  
 116 N. Tennessee, Suite 202  
 McKinney, Texas 75069  
 Telephone 972 562-4409  
 Fax 972 562-4471

100-Year Design Flood Inundation Line Revised by LOM-7 Determination Dated February 16, 2010, Case No. 10-06-0857A

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St.  
 McKinney, Texas 75069  
 972.562.4409  
 Fax 972.562.4471

**MCKINNEY CHRISTIAN ACADEMY  
 CITY OF MCKINNEY, TEXAS  
 SITE PLAN**

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Issue Dates:

Scale: 1"=50'  
 Drawn By: R.G.  
 Checked by: J.D.C.

Sheet **SP**  
 of  
 Project No. 07040