



VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- BFR Barrier Free Ramp
- LS Landscape Island

SYNOPSIS

Address:	Anderson Street McKinney, Texas 75069									
Zoning:	MTC - Cotton Mill Core									
Proposed Use:	Brewery									
Lease Area:	1.371 Acres (59,721 sf)									
Building Areas:	<table border="0"> <tr> <td>Building A</td> <td>15,175 sf</td> </tr> <tr> <td>Building B</td> <td>1,960 sf</td> </tr> <tr> <td>Silo</td> <td>113 sf</td> </tr> <tr> <td>Total Bldg Area:</td> <td>17,248 sf</td> </tr> </table>	Building A	15,175 sf	Building B	1,960 sf	Silo	113 sf	Total Bldg Area:	17,248 sf	
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Building B	1,960 sf									
Silo	113 sf									
Total Bldg Area:	17,248 sf									
Lot Coverage:	28.69% (Total Bldg Area 17,135 sf)									
Floor Area Ratio:	0.29 : 1									
Building Height:	29'									
Impervious Area:	32,309 sf									
Required Parking:	<table border="0"> <tr> <td>Ex. Office</td> <td>1:400 (1,960*400)</td> <td>= 5 Spcs.</td> </tr> <tr> <td>Prop. Warehouse</td> <td>1:4,000 (7,587*4,000)</td> <td>= 2 Spcs.</td> </tr> <tr> <td>Prop. Manufacturing</td> <td>1:1,000 (7,700*1,000)</td> <td>= 8 Spcs.</td> </tr> </table>	Ex. Office	1:400 (1,960*400)	= 5 Spcs.	Prop. Warehouse	1:4,000 (7,587*4,000)	= 2 Spcs.	Prop. Manufacturing	1:1,000 (7,700*1,000)	= 8 Spcs.
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Parking Required Total:	(15 Parking Spaces)
Parking Provided Total:	(17 Parking Spaces) 1 Handicap Spc.

MERIDIAN SILO INFORMATION

Model #	Bushel	Cu. Ft	Tons	Bin Height	Diameter
1215-55	1850	2176	67	28' 10"	12'

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 in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

RECEIVED
By Planning Department at 4:38 pm, Jun 02, 2015

Issue Dates:	Revisions:	Date:
1	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" = 20'

SITE PLAN		Sheet No.
TUPPS BREWERY		SP
TUPPS BREWERY		Project No.
McKINNEY, TEXAS		14071

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

TUPPS BREWERY SITE PLAN