

VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete to be Removed
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Address:	3551 Eldorado Parkway McKinney, Texas 75070
Zoning:	PD 1499
Proposed Use:	Office Building
Lot Area:	0.849 Acres (36,934 sf)
Building Areas:	12,000 sf
Lot Coverage:	32.49% (Total Bldg Area 12,000 sf)
Impervious Area:	28,994 sf (78.50%)
Floor Area Ratio:	0.33 : 1
Building Height:	45'
Required Parking:	Prop. Office 1:400 (12,000/400) = 30 Spcs.
Loading Spaces:	Required: 1 Space Provided: 1 Space

Parking Required Total: (30 Parking Spaces)

Parking Provided Total: (30 Parking Spaces) 4 Handicap Spc.

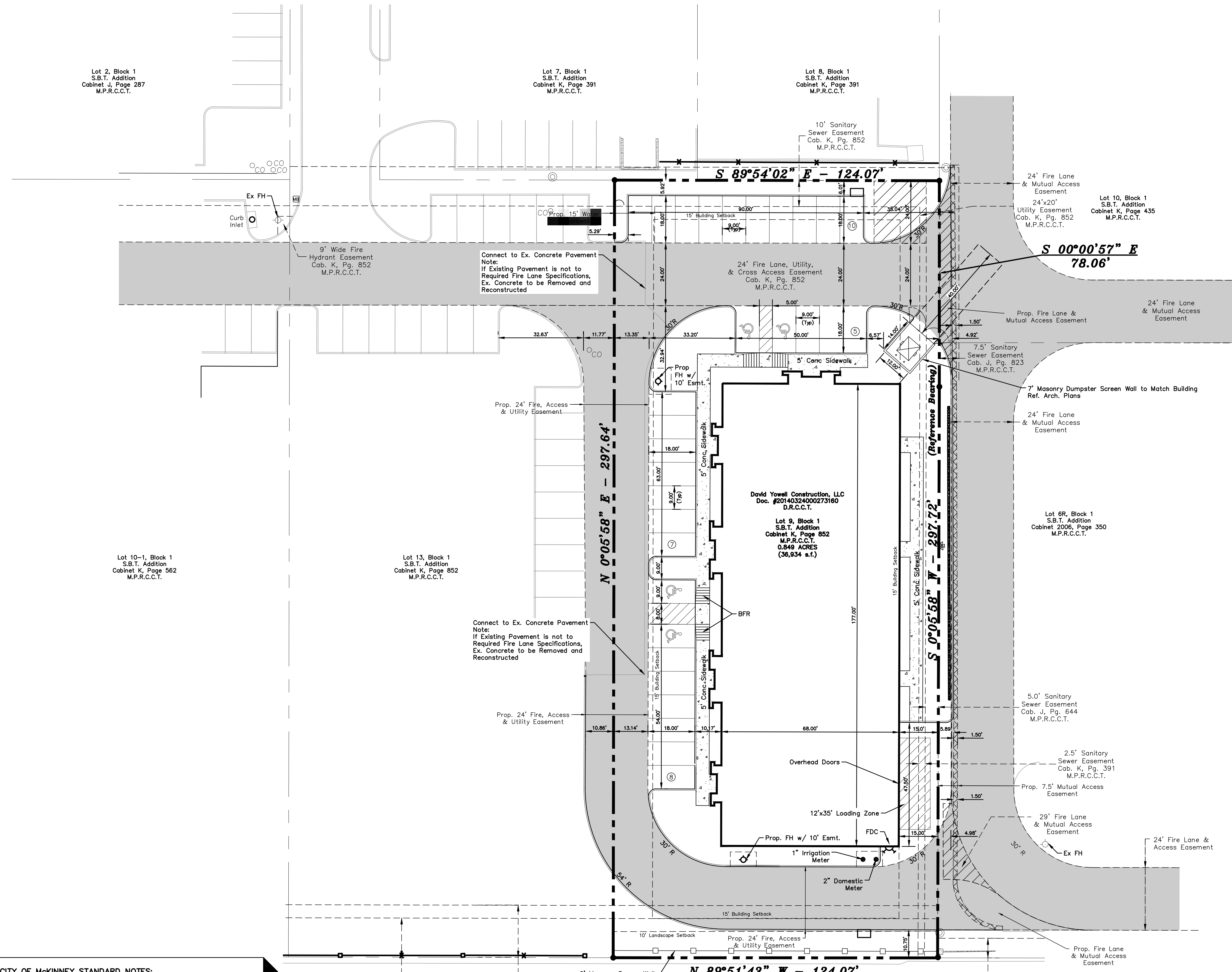
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ENGINEER:
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Phone (972) 542-1266
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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.



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.

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 8' In Height.

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
DAVID YOWELL CONSTRUCTION
OFFICE BUILDING
DAVID YOWELL CONSTRUCTION, LLC
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
14034

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By Planning Department at 12:13 pm, Sep 11, 2014

DAVID YOWELL CONSTRUCTION-OFFICE BUILDING SITE PLAN