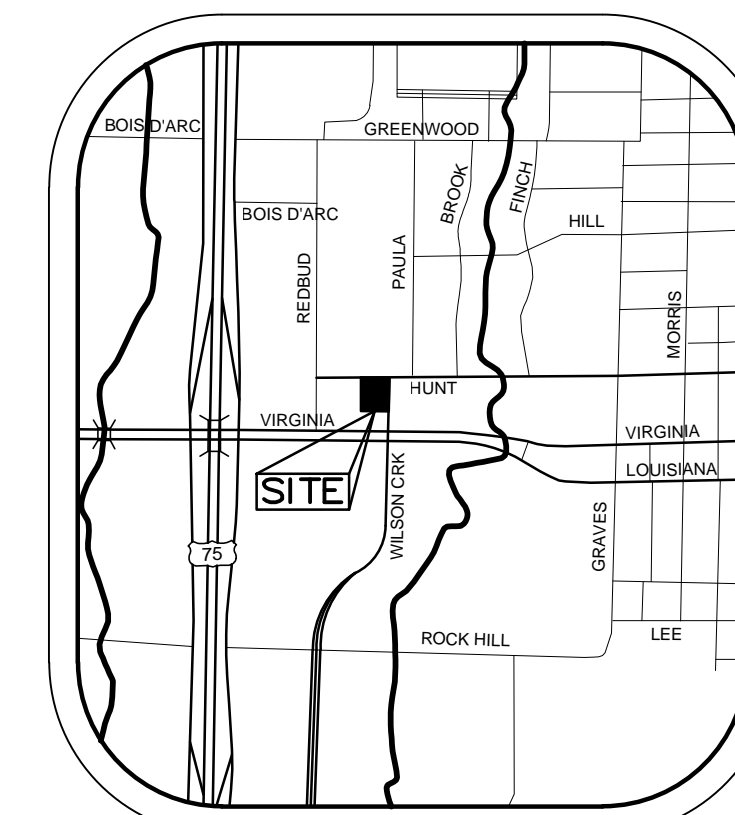
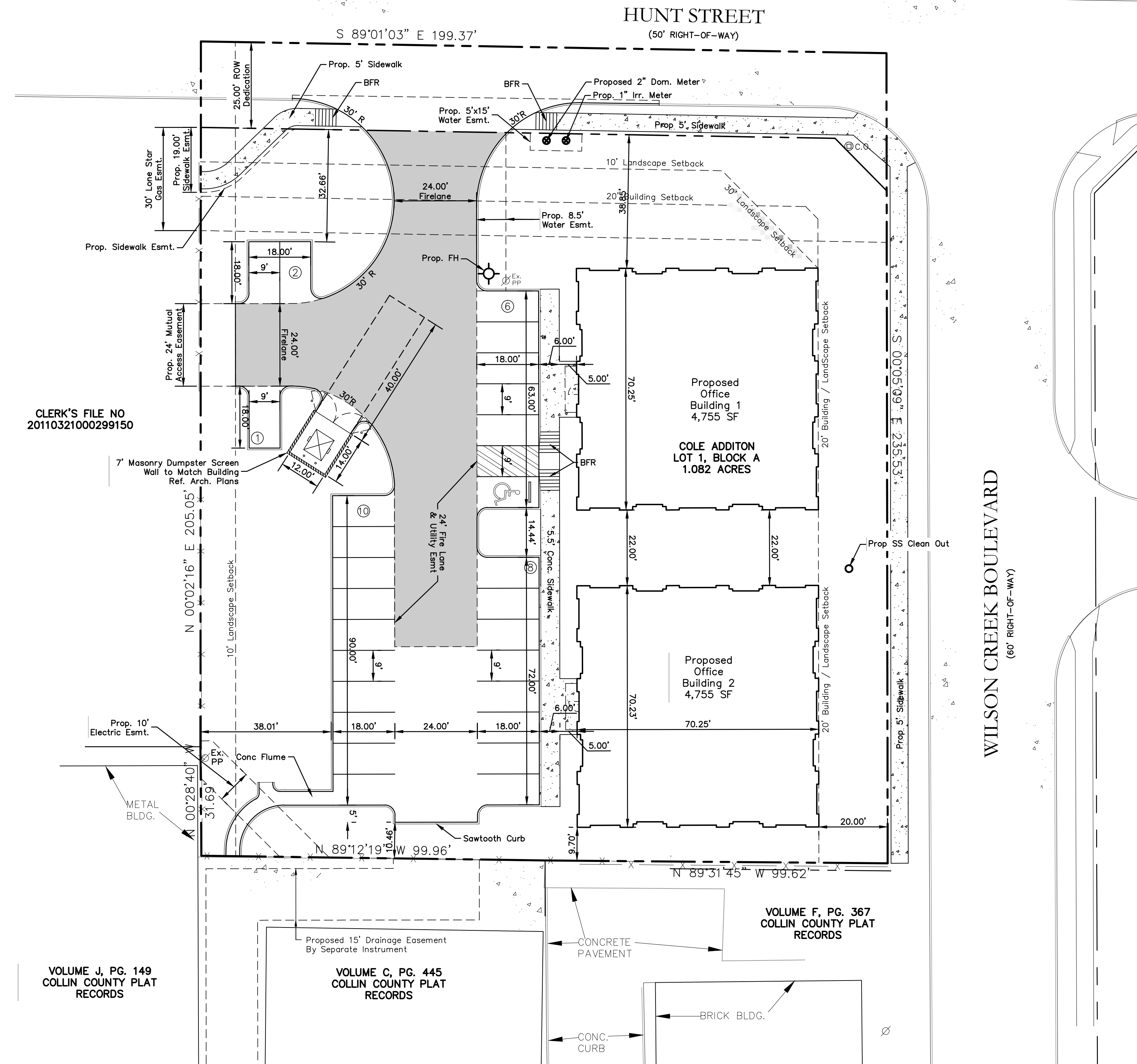
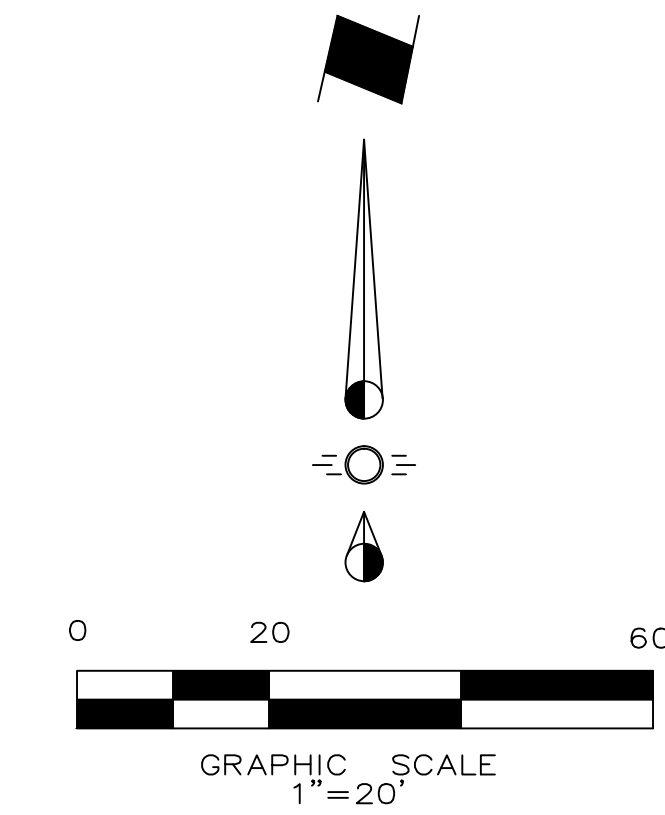


COLLIN COUNTY PLAT  
RECORDS  
VOLUME N, PG. 968

ON-SITE BENCHMARK:  
"X" IN TOP CURB



VICINITY MAP  
NTS



**LEGEND**

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

**SYNOPSIS**

Address: 1833 W. Hunt Street  
McKinney, Texas 75069  
Zoning: SO - Suburban Office  
Proposed Use: Office  
Lot Area: 1.082 Acres (47,132 sf)  
Building Areas: Building 1 4,755 sf  
Building 2 4,755 sf  
Total Bldg Area: 9,510 sf

Lot Coverage: 20.18% (Total Bldg Area 9,510 sf)  
Floor Area Ratio: 0.20 : 1  
Building Height: 27'-9"  
Impervious Area: 25,658 sf (54.44% of Total Lot Area)

Required Parking: Prop. Office 1:400 (9,510/400) = 24 Spcs.

Parking Required Total: 24 Parking Spaces

Parking Provided Total: 27 Parking Spaces (1 Handicap Spc.)

CLERK'S FILE NO  
20110321000299150

VOLUME J, PG. 149  
COLLIN COUNTY PLAT  
RECORDS

VOLUME C, PG. 445  
COLLIN COUNTY PLAT  
RECORDS

VOLUME F, PG. 367  
COLLIN COUNTY PLAT  
RECORDS

**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 7' In Height.

**BENCHMARK:**

Benchmarks:  
City of McKinney Monument No. 18  
Elevation = 592.415

BM-1  
X cut in top of curb at the West side of South drive entrance to First Christian Church of McKinney.  
Elevation = 616.28

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: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'

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

**SITE PLAN**

COLE OFFICE BUILDING

DBA ARCHITECTS

City of McKinney, Texas

Sheet No.

SP

Project No.  
14063

RECEIVED

By Planning Department at 8:49 am, Oct 13, 2014

SITE PLAN

COLE OFFICE BUILDING