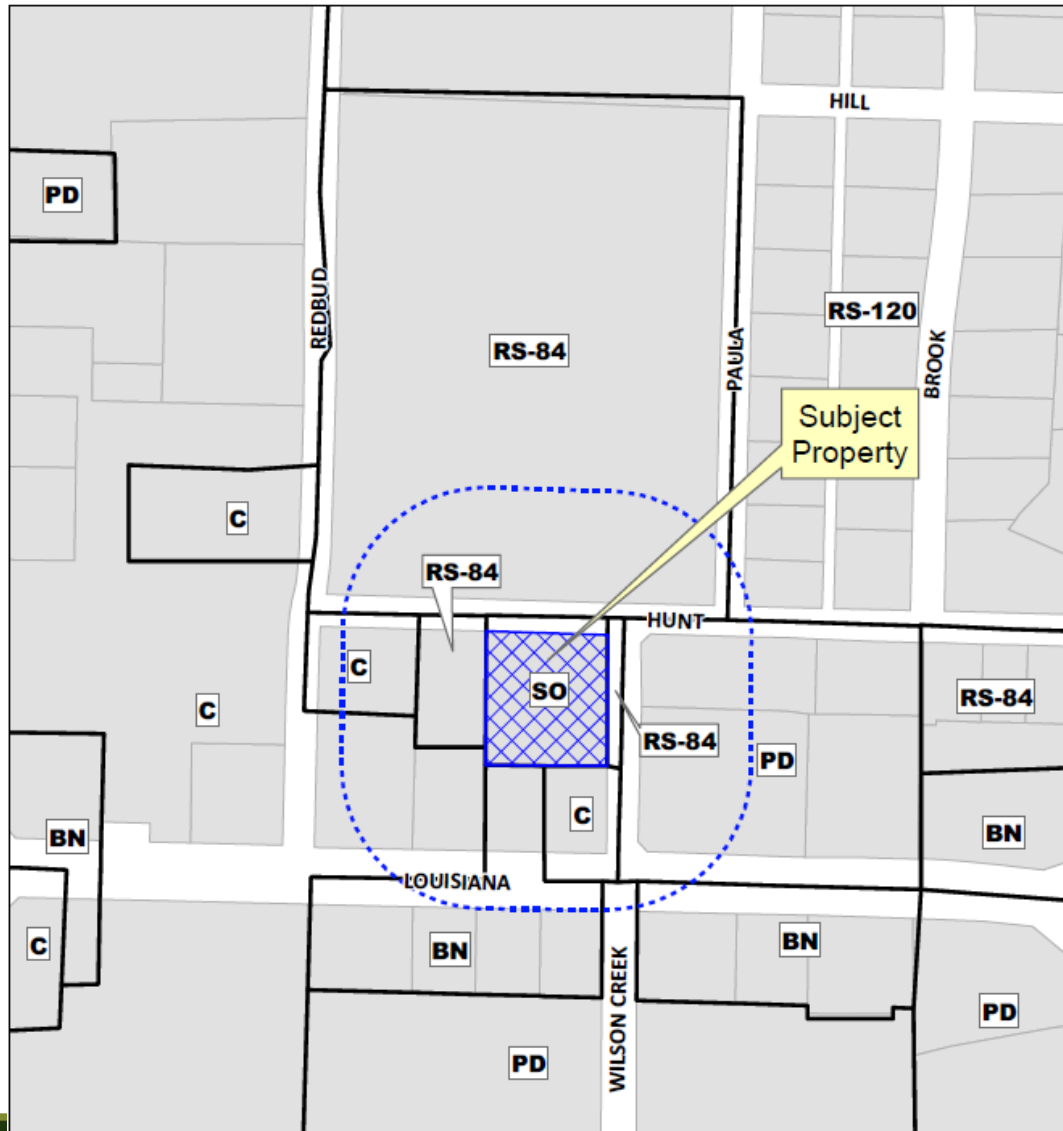


Cole Office
14-246SP



- MONEY MAGAZINE 2014 -

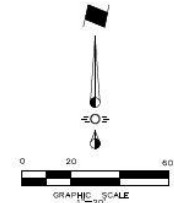
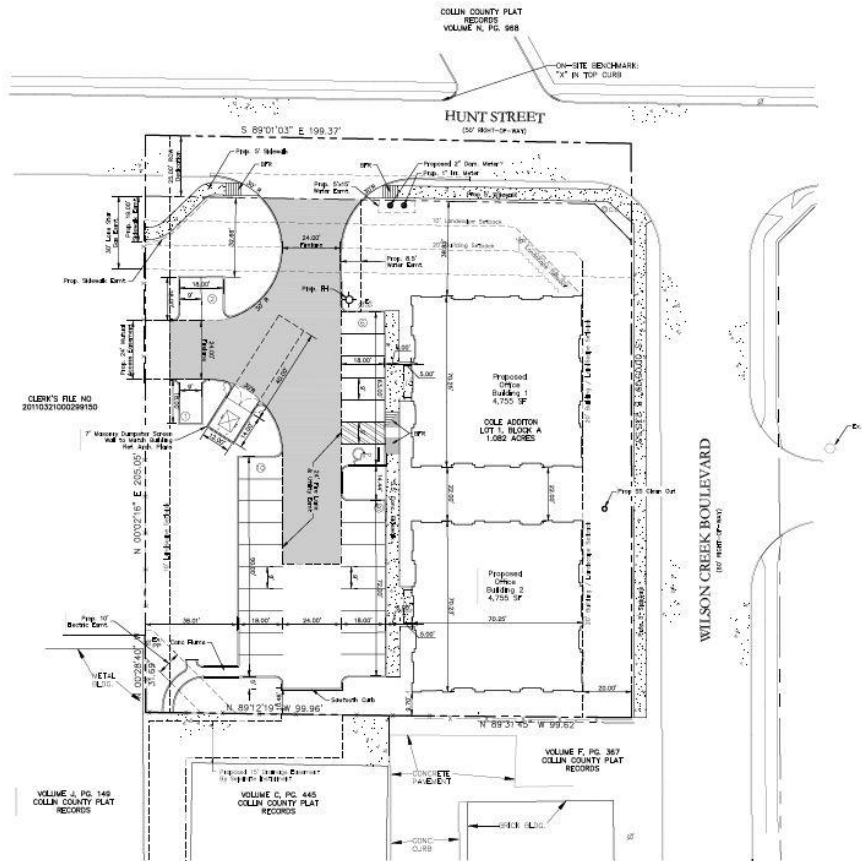
Location Map



Aerial Exhibit



Proposed Site Plan



LEGEND

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

SYNOPSIS

Address: 1833 N. Hunt Street
 McKinney, Texas 75069

Zoning: SO - Suburban Office

Proposed Use: Office

Lot Area: 1,082 Area (47,739 sq ft)

Building Areas:
 Building 1: 4,755 sq ft
 Building 2: 4,755 sq ft
 Total Bldg Area: 9,510 sq ft

Lot Coverage: 30.18% (Total Bldg Area 9,510 sq ft)
 Floor Area Ratio: 0.30 : 1
 Building Height: 27'-0"
 Impervious Area: 25,638 sq ft (58.44% of Total Lot Area)

Required Parking: Prop. Office: 3,400 (8,516/400) = 24 Spcs.

Parking Required Total:	24 Parking Spaces
Parking Provided Total:	27 Parking Spaces (1 Handicap Spc.)

CITY OF MCKINNEY STANDARD NOTES:

Neotek and Hecting and all construction equipment in use on residential sites 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 accordance with Chapter 56 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls will be Brick, Masonry, Stone, Veneer, Or Other Architectural Masonry Finish, Including A Metal Core, Painted And Paired, And The Sanitation Container Screening Walls, Core, 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 = 981.43

Site:
 1/4" = 1" at top of curb at the West side of South Site entrance to First Street East of Wilson

Survey = 01/20

Issue Date:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
 311 S. Thompson St.
 P.O. Box 4400
 McKinney, Texas 75069
 T: 972.562.4400 F: 972.562.4401

Drawn By: C.R.C.L. Checked By: C.R.C.L. 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.
 146063

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

SITE PLAN
 COLE OFFICE BUILDING

