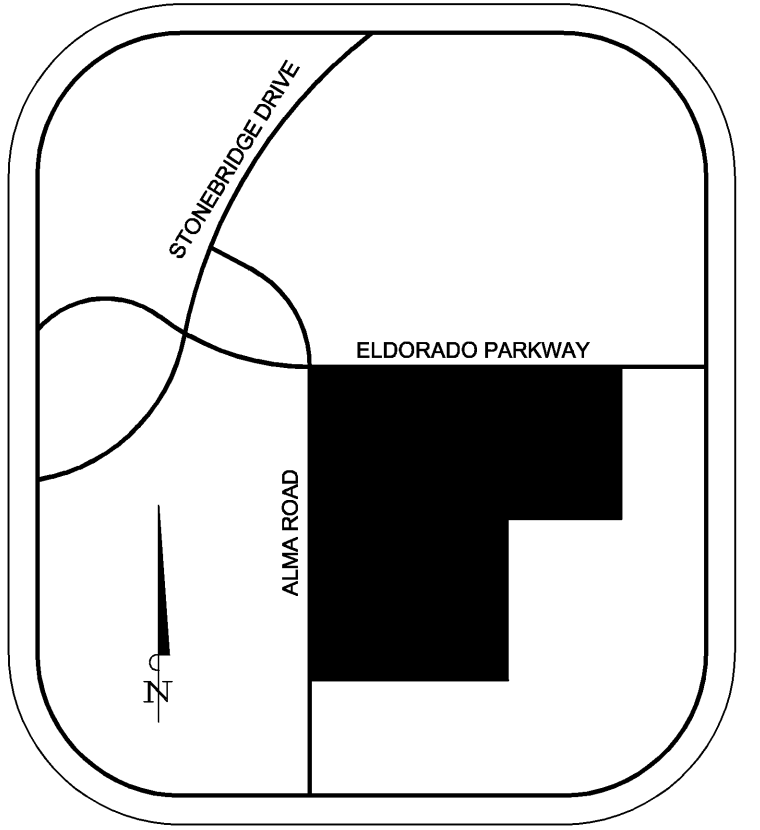
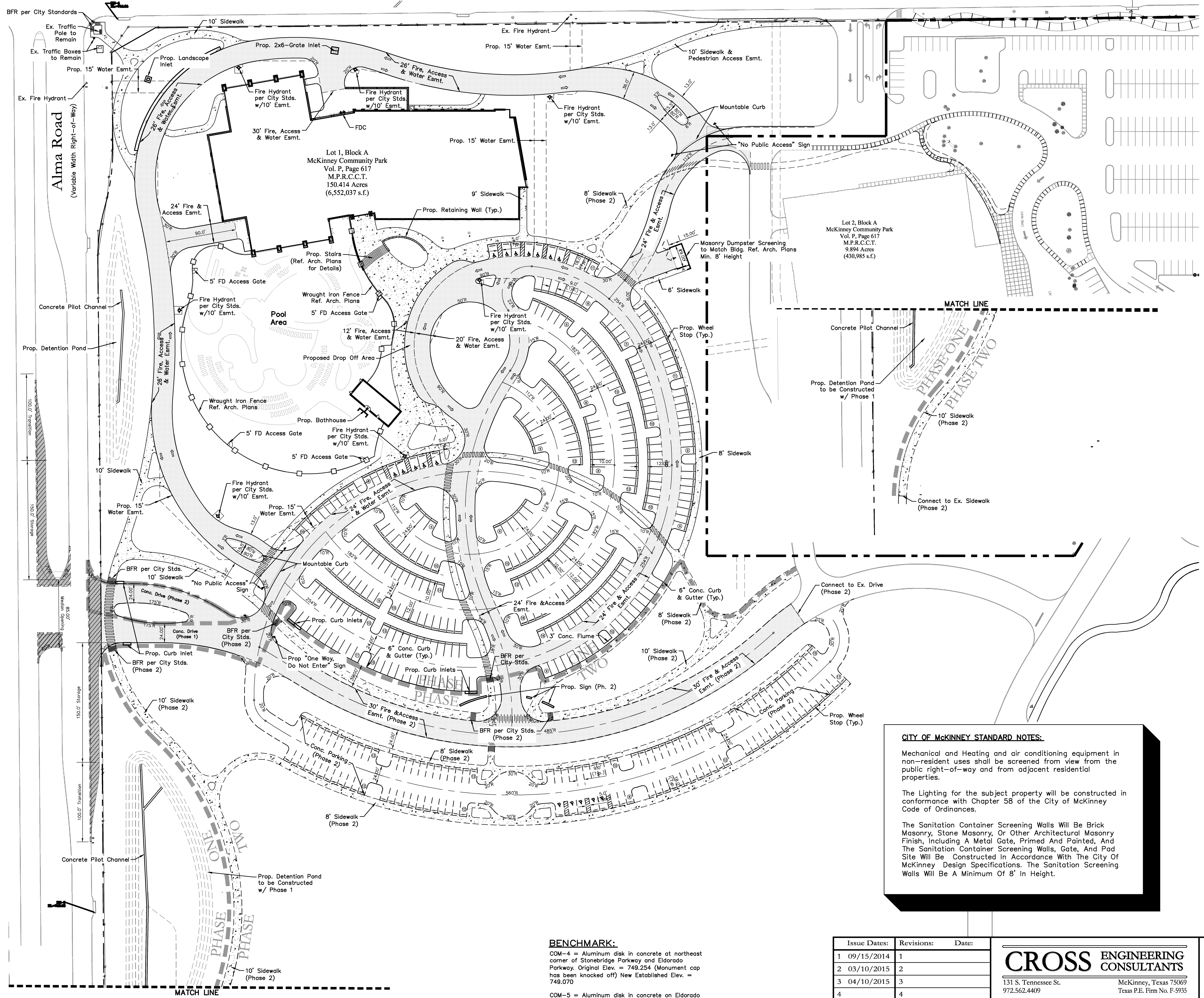


**Eldorado Parkway**  
(Variable Width Right-of-Way)



**VICINITY MAP**  
NTS

**LEGEND**

- Firelane
- Proposed Sidewalk
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Phase 2 Improvements
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Phase Line

**SYNOPSIS**

**Legal Description:** Lot 1, Block A McKinney Community Park  
**Zoning:** Planned Development  
**Proposed Use:** Aquatic Center  
**Lot Area:** 150,414 Acres (6,552,037 sf)  
**Building Areas:** Main Building 79,781 sf  
 Bathhouse 1,635 sf  
**Total Bldg Area:** 81,416 sf  
**Lot Coverage:** 0.01% (Total Bldg Area 81,416 sf)  
**Floor Area Ratio:** 0.01 : 1  
**Building Height:** 44'-8"  
**Required Parking:**

Indoor Jogging/Running Space	1:300 (620/300)	= 3 Spcs.
Indoor Swimming Pool	1:100 (19,781/100)	= 199 Spcs.
Outdoor Swimming Pool	1:100 (39,000/100)	= 390 Spcs.
School	1:8 (2/8)	= 18 Spcs.
Fitness Club	1:150 (22,278/150)	= 149 Spcs.
Office	1:400 (750/400)	= 2 Spcs.

**Parking Required Total:** 759 Parking Spaces  
**Parking Provided Total:** Phase 1: 327 Parking Spaces (12 Handicap Spcs.)  
 Phase 2: 122 Parking Spaces (5 Handicap Spcs.)  
**Total:** 449 Parking Spaces (17 Handicap Spcs.)

**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.

**ARCHITECT:**  
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**STOP!**  
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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**BENCHMARK:**  
 COM-4 = Aluminum disk in concrete at northeast corner of Stonebridge Parkway and Eldorado Parkway. Original Elev. = 749.254 (Monument cap has been knocked off) New Established Elev. = 749.070  
 COM-5 = Aluminum disk in concrete on Eldorado Parkway, west of Eastridge Road. Original Elev. = 724.572 (Monument lowered when turn lane added) New Established Elev. = 724.075

Issue Dates:	Revisions:	Date:
1 09/15/2014	1	
2 03/10/2015	2	
3 04/10/2015	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. P-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1:60

**SITE PLAN**  
**MCKINNEY AQUATIC CENTER**  
 Brinkley Sargent Wiginton Architects, Inc.  
 CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
 Project No.  
 14020

SITE PLAN  
MCKINNEY AQUATIC CENTER