



VICINITY MAP  
NTS

**SYNOPSIS**

Address: Highway 380 Near Hardin BLVD.  
McKinney, Texas  
C3  
Proposed Use: Auto Body  
Lot Area: 2.009 Acres (87,525 sf)

Building Areas: Building A (Shop) 12,825 sf  
Building B (Office) 1,775 sf  
Total Bldg Area: 14,600 sf

Lot Coverage: 16.68% (Total Bldg Area 14,600 sf)  
Floor Area Ratio: 0.17 : 1  
Building Height: 28'

Required Parking: Office 1:400 (1,775/300) = 5 Spcs.  
Automobile Repair 2 per Bay (16\*2) = 32 Spcs.  
Overnight Space 1 per Bay (16\*1) = 16 Spcs.

Parking Required Total: (53 Parking Spaces)

Parking Provided Total: (74 Parking Spaces) 2 Handicap Spc.

**LEGEND**

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

**OWNER:**  
Cross Development  
Phone (214) 893-4208  
Contact: Kevin McKibben

**ENGINEER:**  
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**ARCHITECT:**  
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**SURVEYOR:**  
Kadleck & Associates  
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Phone (972) 881-0771  
Contact: Lynn Kadleck

U.S. HIGHWAY 380  
Variable Width Public ROW  
6 Lane Concrete Pavement w/Median

**BENCHMARK:**  
Benchmarks:  
Found TXDOT brass disc +/-256' South of the southwest corner of Lot 5, Block 1, Sandshell Commercial Addition. Elevation = 651.86  
Found X cut in concrete at the southwest corner of Lot 5, Block 1, Sandshell Commercial Addition (Shown Hereon). Elevation = 652.77

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'

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<b>S.U.P. EXHIBIT</b>		Sheet No.
CALIBER COLLISION		<b>SUP</b>
CROSS DEVELOPMENT		Project No.
CITY OF MCKINNEY, TEXAS		15010

SITE PLAN  
CALIBER COLLISION