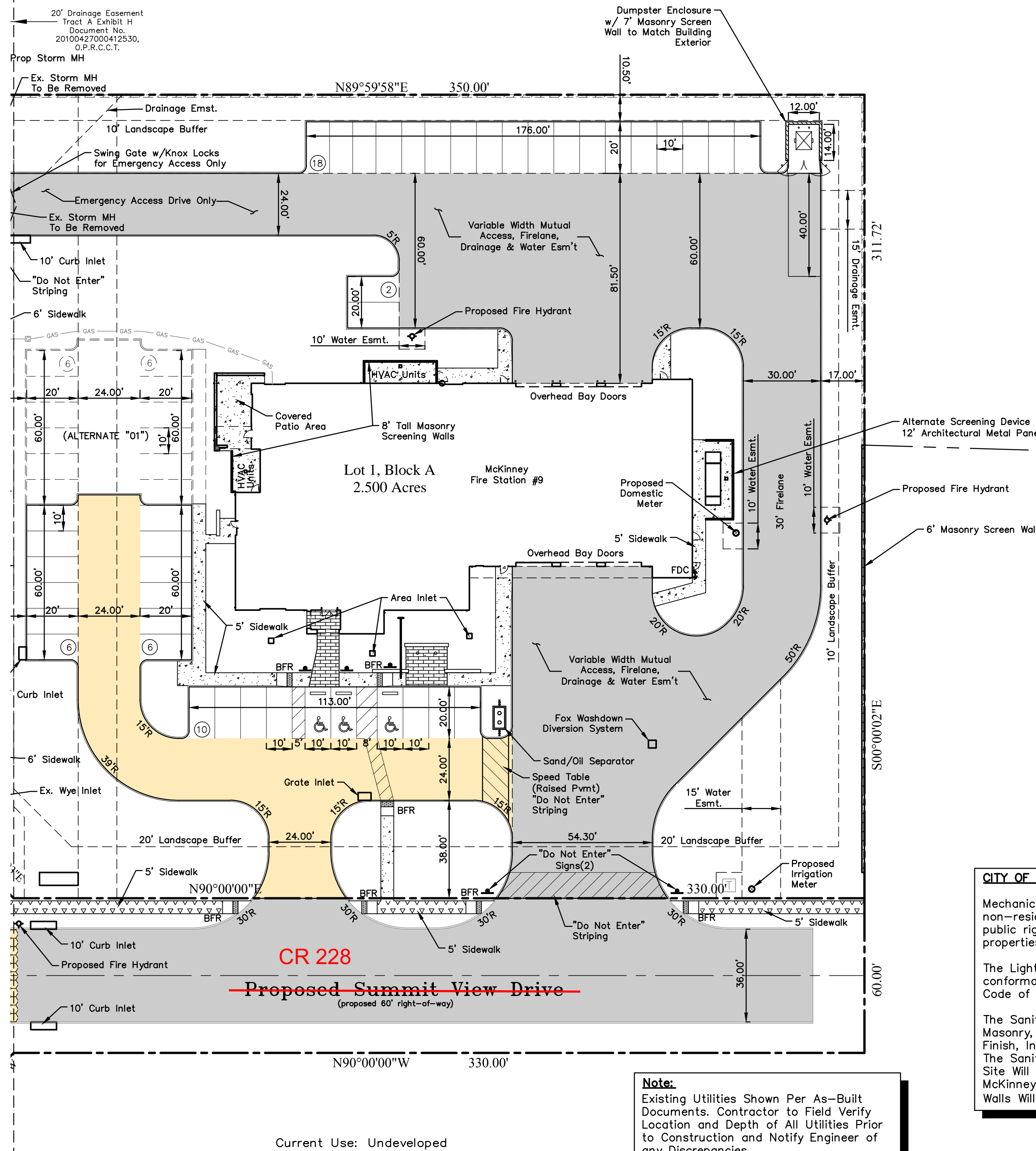
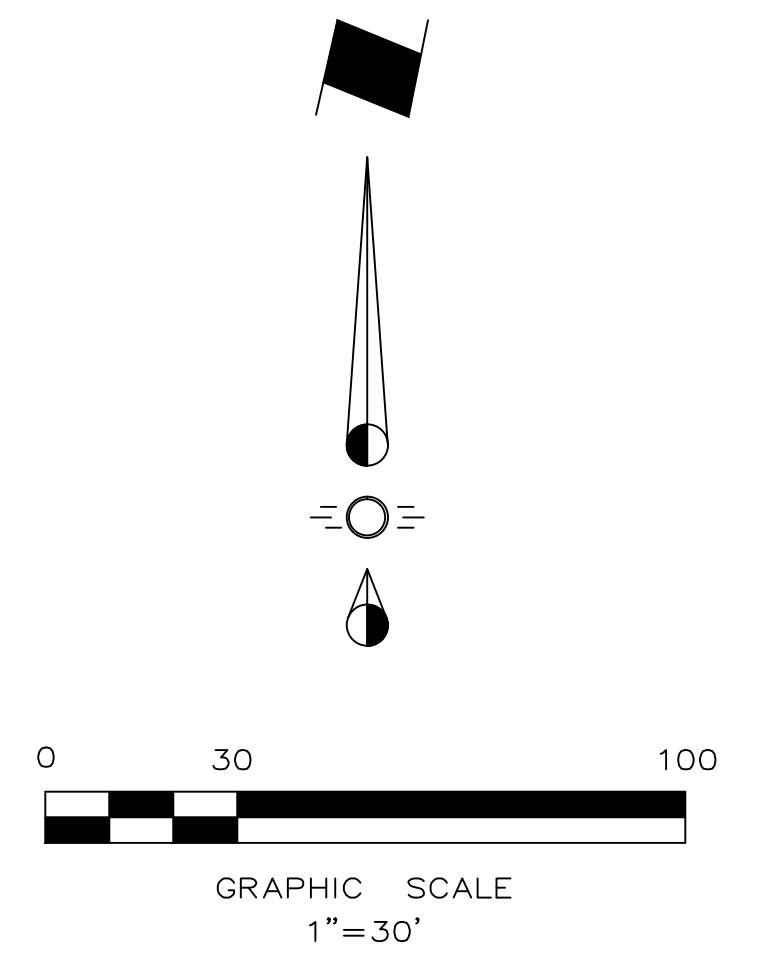
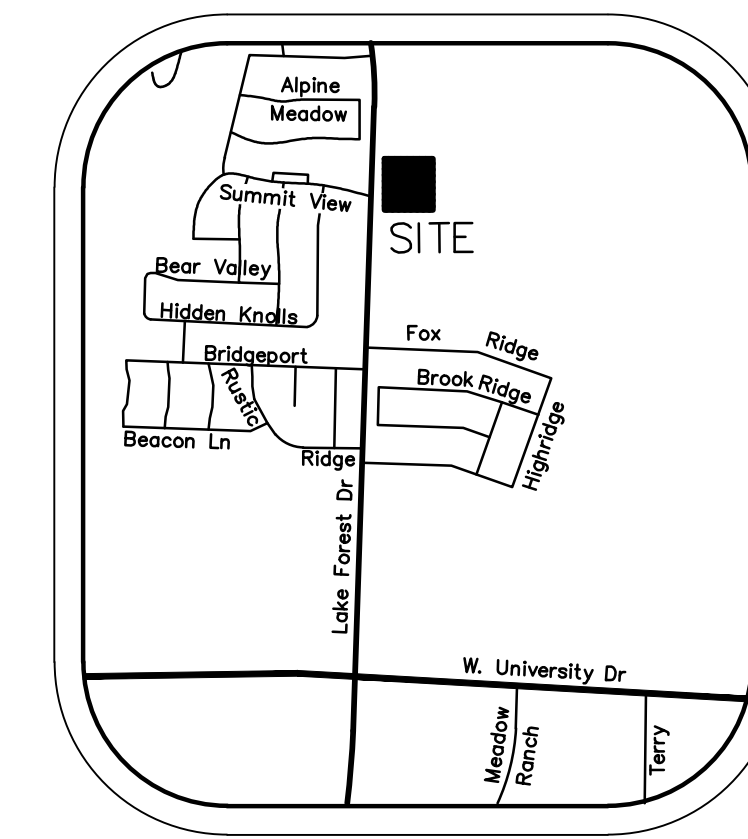


Remainder of Brinkmann Ranches of Collin County, L.P. Vol. 6067, Pg. 1320, D.R.C.C.T.
Current Use: Undeveloped



VICINITY MAP NTS

Remainder of Brinkmann Ranches of Collin County, L.P. Vol. 6067, Pg. 1320, D.R.C.C.T.
Current Use: Undeveloped

Remainder of Called 27.931 Acres South 720, L.P. Vol. 4653, Pg. 2146, D.R.C.C.T.
Current Use: Undeveloped

John McGarrath Survey Abstract No. 672

LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign

SYNOPSIS

Current Zoning	PD / AG
Proposed Zoning	GC
Legal Description	Lot 1, Block 1 McKinney Fire Station Number 9 Addition
Proposed Use	Fire Station
Lot Area	2.50 Ac. (108,900 s.f.)
Building Area:	15,796 S.F.
Lot Coverage:	14.50%
Floor Area Ratio:	0.13 : 1
Building Height	27' to Midpoint

Parking Required:		
Total Parking Required: 1 space/400 S.F.	40 Spaces	
Total Parking Provided:	42 Spaces	
Total Parking Provided: (with Alternate 01)	54 Spaces	
HC Parking Required:	2 Spaces (3 with Alternate 01)	
HC Parking Provided:	3 Spaces	

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.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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

OPTION A

Issue Dates:	Revisions:	Date:
1	03/23/2016	1
2	06/07/2016	2
3	07/12/2016	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" = 30'

SITE PLAN
MCKINNEY FIRE STATION #9
LOT 1, BLOCK 1
MCKINNEY F.S. NUMBER 9 ADDITION
CONDUIT ARCHITECTURE + DESIGN, LLC
CITY OF MCKINNEY, TEXAS

Sheet No. **SP**
Project No. 16015

MCKINNEY FIRE STATION #9