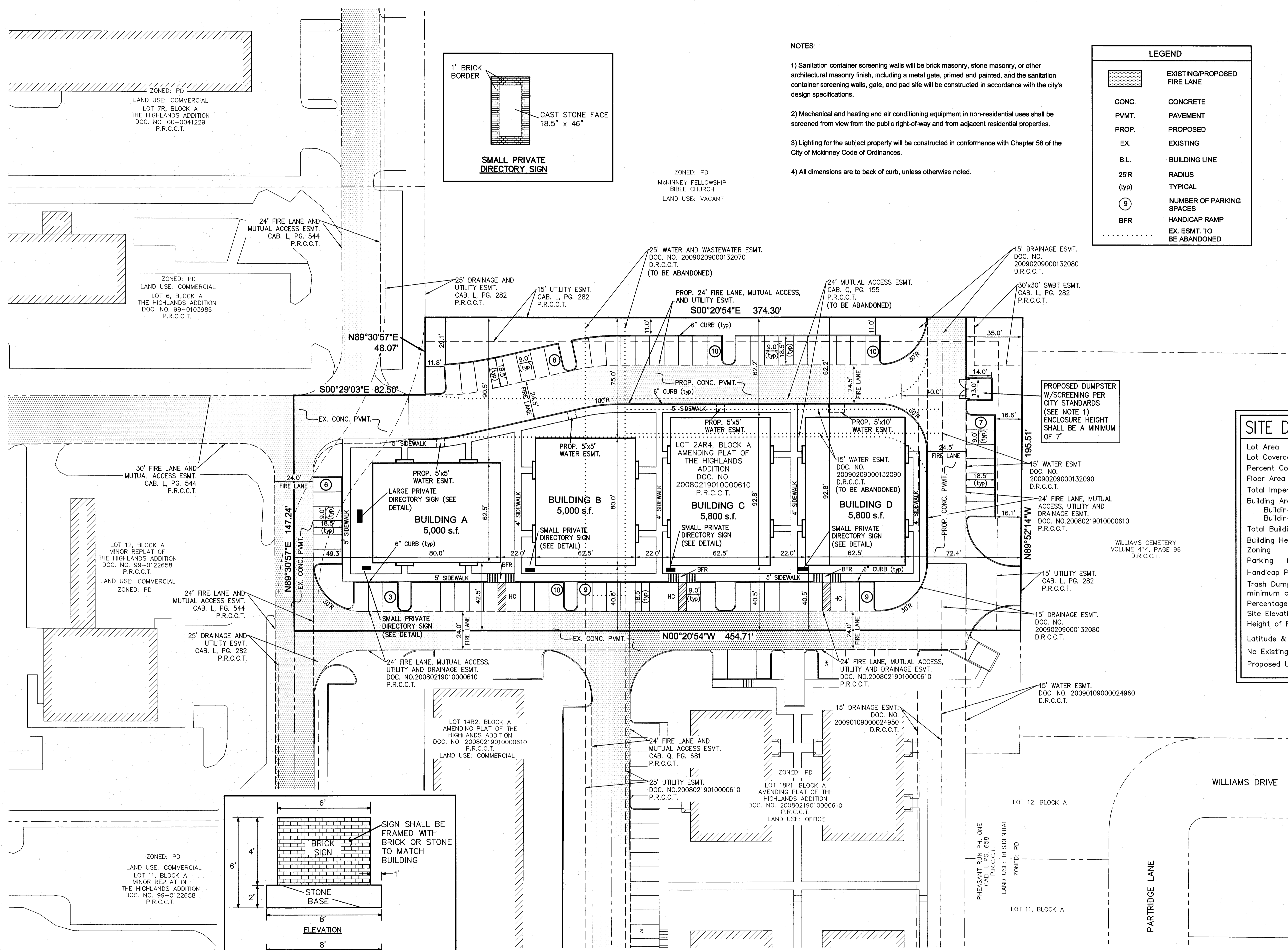
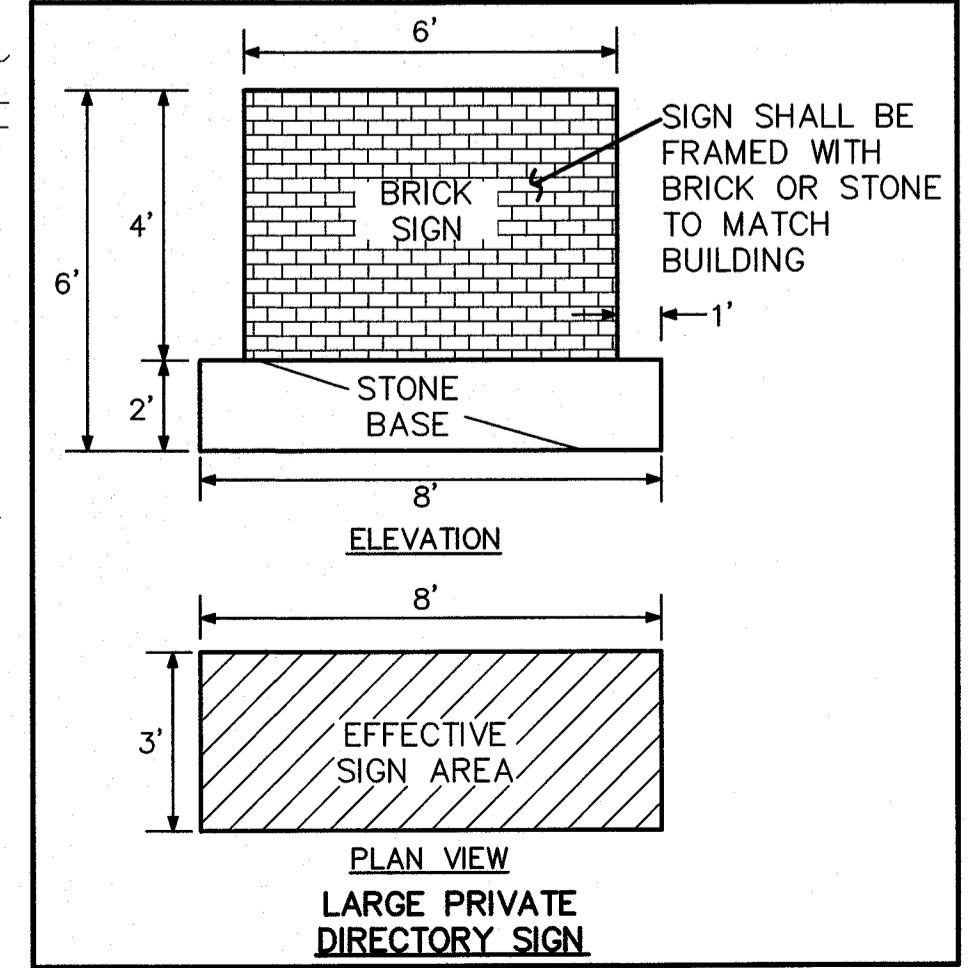
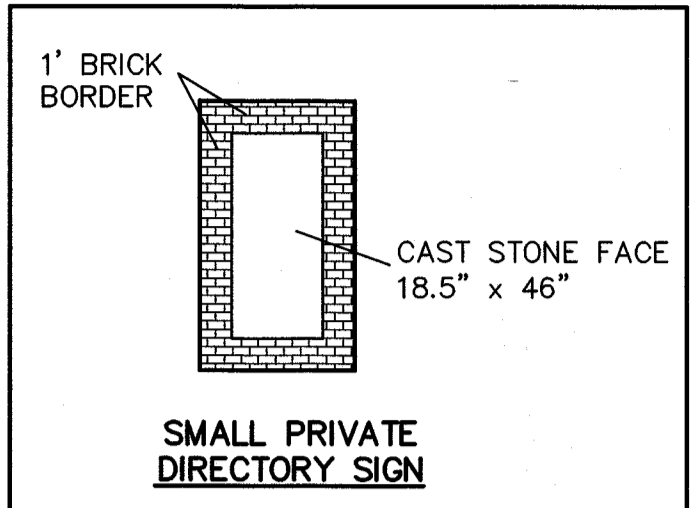


NOTES:

- 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's design specifications.
- Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
- Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
- All dimensions are to back of curb, unless otherwise noted.

LEGEND	
	EXISTING/PROPOSED FIRE LANE
CONC.	CONCRETE
PVMT.	PAVEMENT
PROP.	PROPOSED
EX.	EXISTING
B.L.	BUILDING LINE
25'R	RADIUS
(typ)	TYPICAL
9	NUMBER OF PARKING SPACES
BFR	HANDICAP RAMP
.....	EX. ESMT. TO BE ABANDONED



SITE DATA	
Lot Area	85,127 sq. ft. (1.954 acres)
Lot Coverage	21,600 sq. ft.
Percent Covered	25%
Floor Area Ratio	0.25:1
Total Impervious Area	63,772 sq. ft.
Building Area	5,000 sq. ft.
Building A & B	5,800 sq. ft.
Building C & D	21,600 sq. ft.
Total Buildings Area	27'-10.5"
Building Height	PD 1499
Zoning	72 Required - 72 Provided
Parking (1:300 sq. ft.)	3 Required - 3 Provided *
Handicap Parking (Two are Van Access)	1 Required - 13'x14'
Trash Dumpster Pad (Enclosure interior shall be a minimum of 12' wide by 14' deep.	25% - 21,355 sq. ft.
Percentage of total site in permanent landscaping	685 ft.
Site Elevation Above Sea Level	712 ft.
Height of Proposed Building Above Sea Level	33°10'08"N
Latitude & Longitude Coordinates of Tallest Structure	96°40'03"W
No Existing Buildings	
Proposed Use is Office, Business or Professional	* HC Spaces Provided are Included in Overall Parking

APPLICANT/OWNER:
 X.E. INTERNATIONAL INVESTMENTS, LLC.
 ATTN: WING H. CHUN
 5208 VILLAGE CREEK DR. SUITE 104
 PLANO, TEXAS 75093
 (469) 774-8168
 wingingchun@gmail.com

SITE PLAN	
CAPITAL PLAZA ON ELDORADO	
CITY OF MCKINNEY COLLIN COUNTY, TEXAS	
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com	
DESIGNED	DATE
DRAWN	DWG FILE
PJF	09/04/14
WINGBASE.DWG	PROJECT #
JJ-WING	SHEET NO.
SP	

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 By Planning Department at 7:38 am, Sep 09, 2014

Case No. 14-252SP