













SYNOPSIS

Zoning	ML
Proposed Use	Office/Warehouse
Lot Area	3,202 AC. (139,479 s.f.)
Total Building Area	19,320 s.f.
Total Impervious Area	66,364 s.f.
Parking Requirements:	
Office (1/400 s.f.)	3,880 s.f. 10 Spaces
Warehouse (1/4,000 s.f.)	15,465 s.f. 4 Spaces
Total Required	14 Spaces
Total Provided	43 Spaces
Accessible Parking Req.	2 Spaces
Accessible Parking Provided	4 Spaces (All Van Accessible)

OAK HOLLOW GOLF COURSE
EXISTING ZONING: S 03-05-053

VACANT
EXISTING ZONING: BG

EXISTING ZONING: AG

OAK HOLLOW GOLF COURSE
EXISTING ZONING: S 03-05-053

LEGEND

	PROPOSED FIRE HYDRANT
	FIRELANE
	PROPOSED SIDEWALK
	BARRIER FREE RAMP
	FIRE DEPARTMENT CONNECTION
	RETAINING WALL

CITY OF MCKINNEY STANDARD NOTES:

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.

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.

All Radii Are To Be 3' Unless Otherwise Indicated.

BENCHMARKS:
BM #1
"X" on Top of Concrete Curb near the Southwest Corner of Property.
Elev. = 594.70
COM-41
Aluminum Disc on concrete headwall on the West side of Hwy. 5 & South of CR 274.
Elev. = 592.415

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

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:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 30'

APPLICANT/ENGINEER
Cross Engineering Consultants, Inc.
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McKinney, Texas 75069
Phone: (972) 562-4409
Fax: (972) 562-4471
Contact: Jon David Cross, P.E.

OWNER/DEVELOPER
3103 McDonald Partnership
110 E. Louisiana Street
McKinney, Texas 75069
Phone: (214) 405-2493
Contact: Don Day

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

SITE PLAN
3103 McDONALD PARTNERSHIP
OAK HOLLOW OFFICE WAREHOUSE PARK
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
12046

OAK HOLLOW OFFICE WAREHOUSE PARK