



VICINITY MAP
NTS

SYNOPSIS

Zoning: Planned Development (Ordinance #2006-04-044)
 Proposed Use: Day Care
 Location: Lot 21, Block A Independence Parkway & Westridge Blvd.

Lot Area: 2.922 Acres (127,282 s.f.)
 Building Areas: 20,852 sf
 Lot Coverage: Building Footprint: 20,852 sf Lot Coverage: 16.38%

Floor Area Ratio: 0.016 : 1
 Building Height: 25.0'
 Required Parking: (1 space per 8 children x 250) = 32 spaces

Parking Required Total: 32 Parking Spaces

Parking Provided Total: 73 Parking Spaces (3 Handicap Spaces)

Zoning: Planned Development (Ordinance #2006-04-044)
 Proposed Use: Retail, Convenience/Fuel Station
 Location: Lot 20, Block A Independence Parkway & Westridge Blvd.

Lot Area: 4.505 Acres (196,237 s.f.)
 Building Areas: Building 1 Retail 14,000 s.f. Building 2 Retail 8,375 s.f. Building 3 Conv./Fuel 3,770 s.f.

Lot Coverage: Building Footprints Combined: 26,145 sf Lot Coverage: 13.33%

Floor Area Ratio: 0.013 : 1
 Building Height: 25.0'
 Required Parking: (1 space per 250 s.f.) Building #1 14,000 s.f. = 56 Building #2 8,375 s.f. = 34 Building #3 3,770 s.f. = 16

Parking Required Total: 106 Parking Spaces

Parking Provided Total: 157 Parking Spaces (8 Handicap Spaces)

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Barrier Free Ramp

BENCHMARK:
 BM #1
 "X" on Southeast Corner of Inlet at Northeast section of Property.
 Elev. = 764.67
 COM-39
 Aluminum Disc on concrete at the Southwest corner of Virginia Parkway & Peregrine Drive.
 Elev. = 740.772

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

Issue Dates:	Revisions:	Date:
1 11-12-2012	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" = 50'
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SURVEYOR:
 Ringley & Associates, Inc.
 701 S. Tennessee Street
 McKinney, Texas 75069
 Phone (972) 542-1266
 Fax (972) 542-8682
 Contact: Lawrence H. Ringley

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

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

<p>Concept Plan LADYBIRD DAYCARE LADYBIRD ENTERPRISES, INC. CITY OF MCKINNEY, TEXAS</p>	<p>Sheet No. CP</p> <p>Project No. 12126</p>
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