

10/12/14

PROJECT DATA

OWNER/APPLICANT: MS. DARI PARTAINE
MCKINNEY DANCE ACADEMY
901 ELM STREET
MCKINNEY, TEXAS 75069
TEL. 972-747-0011

ZONING: ML

LOT AREA:
MINIMUM ALLOWED: 10,000 SF
ACTUAL: 31,823 SF (0.731 ACRES)

LOT COVERAGE:
MAXIMUM ALLOWED: 75.0%
ACTUAL: 11.5%

FLOOR AREA RATIO:
MAXIMUM ALLOWED: 1.0 : 1.0
ACTUAL: 0.115 : 1.0

BUILDING SIZE:
EXISTING BUILDING: 2,800 SF
NEW ADDITION: 854 SF
TOTAL BUILDING: 3,654 SF

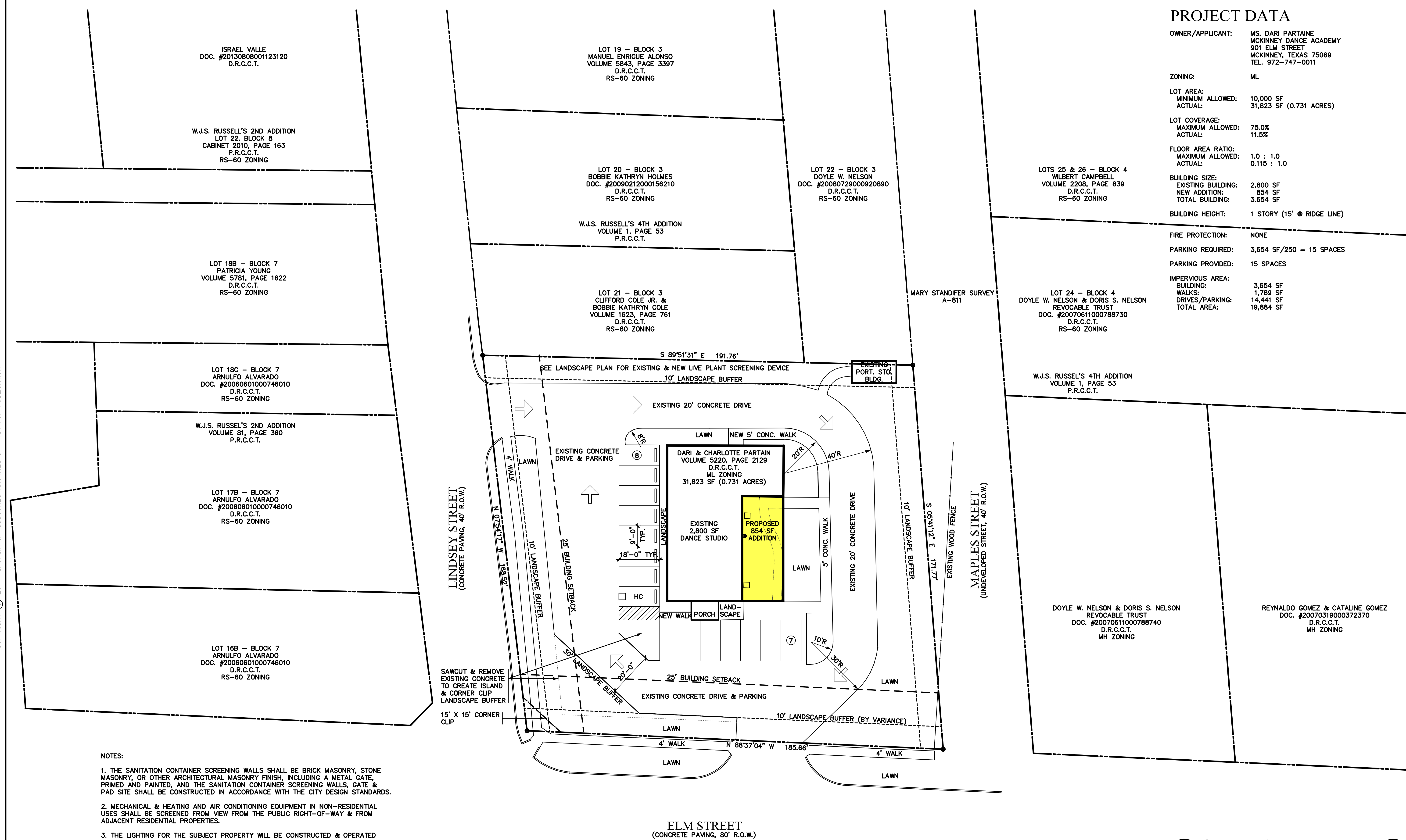
BUILDING HEIGHT: 1 STORY (15' @ RIDGE LINE)

FIRE PROTECTION: NONE

PARKING REQUIRED: 3,654 SF/250 = 15 SPACES

PARKING PROVIDED: 15 SPACES

IMPERVIOUS AREA:
BUILDING: 3,654 SF
WALKS: 1,789 SF
DRIVES/PARKING: 14,441 SF
TOTAL AREA: 19,884 SF



- NOTES:
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE & PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN STANDARDS.
 2. MECHANICAL & HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY & FROM ADJACENT RESIDENTIAL PROPERTIES.
 3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

1 SITE PLAN
1" = 20'-0"



NEW STUDIO ADDITION

MCKINNEY DANCE ACADEMY

901 ELM STREET
MCKINNEY, TEXAS

SHEET TITLE
PROPOSED SITE PLAN

PROJECT NUMBER
1406
ISSUE DATE
OCTOBER 2014
REVISION DATE
OCTOBER 16, 2014
SHEET NUMBER

SP1

RECEIVED
By Planning Department at 12:13 pm, Oct 16, 2014

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TRIANGLE PACIFIC ADDITION
CABINET J, PAGE 853
P.R.C.C.T.
ML ZONING

HOME INTERIORS & GIFTS ADDITION
CABINET 2008, PAGE 186
P.R.C.C.T.
ML ZONING