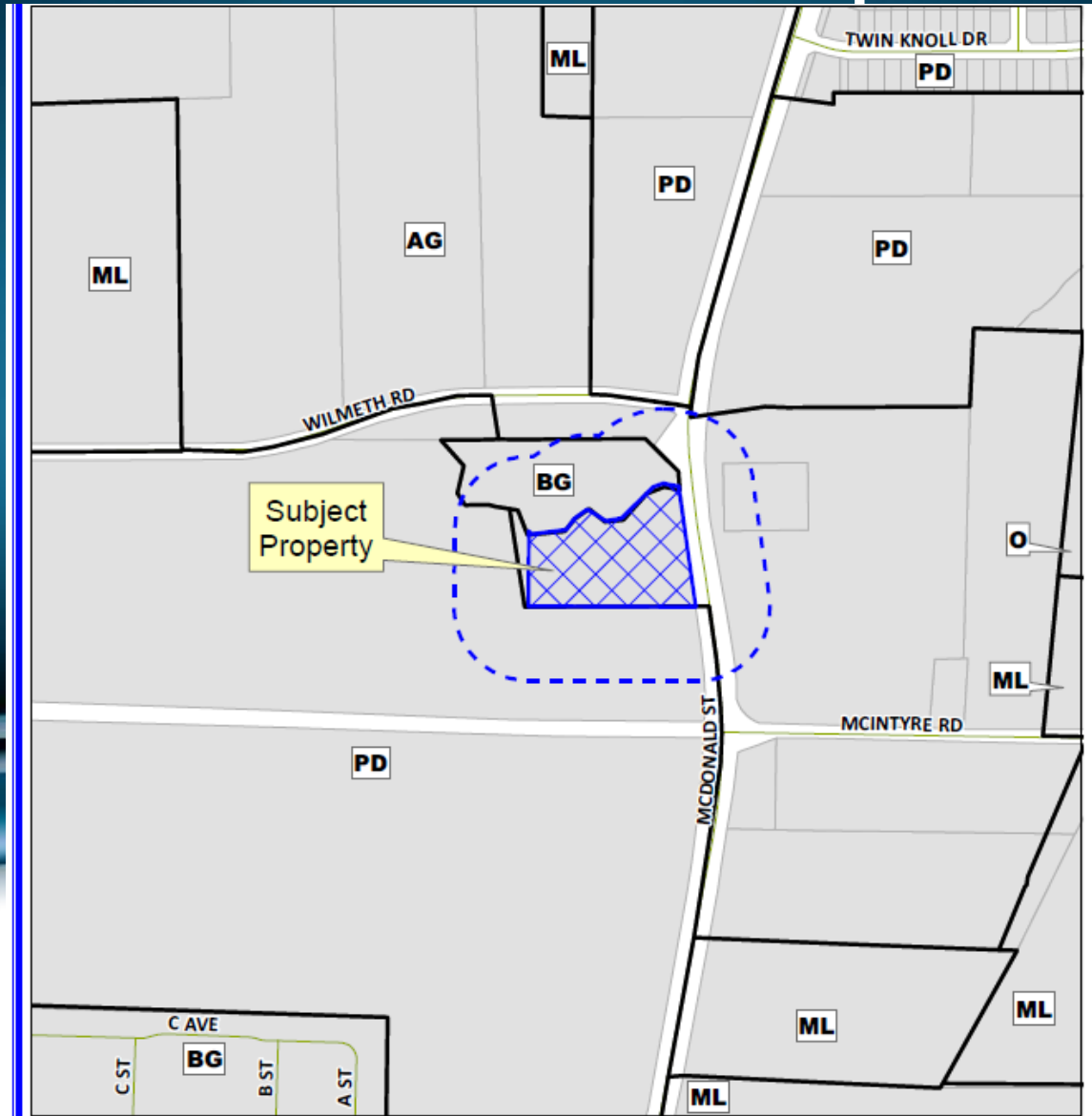


Case No. 12-141SP

Oak Hollow Office/Warehouse Park



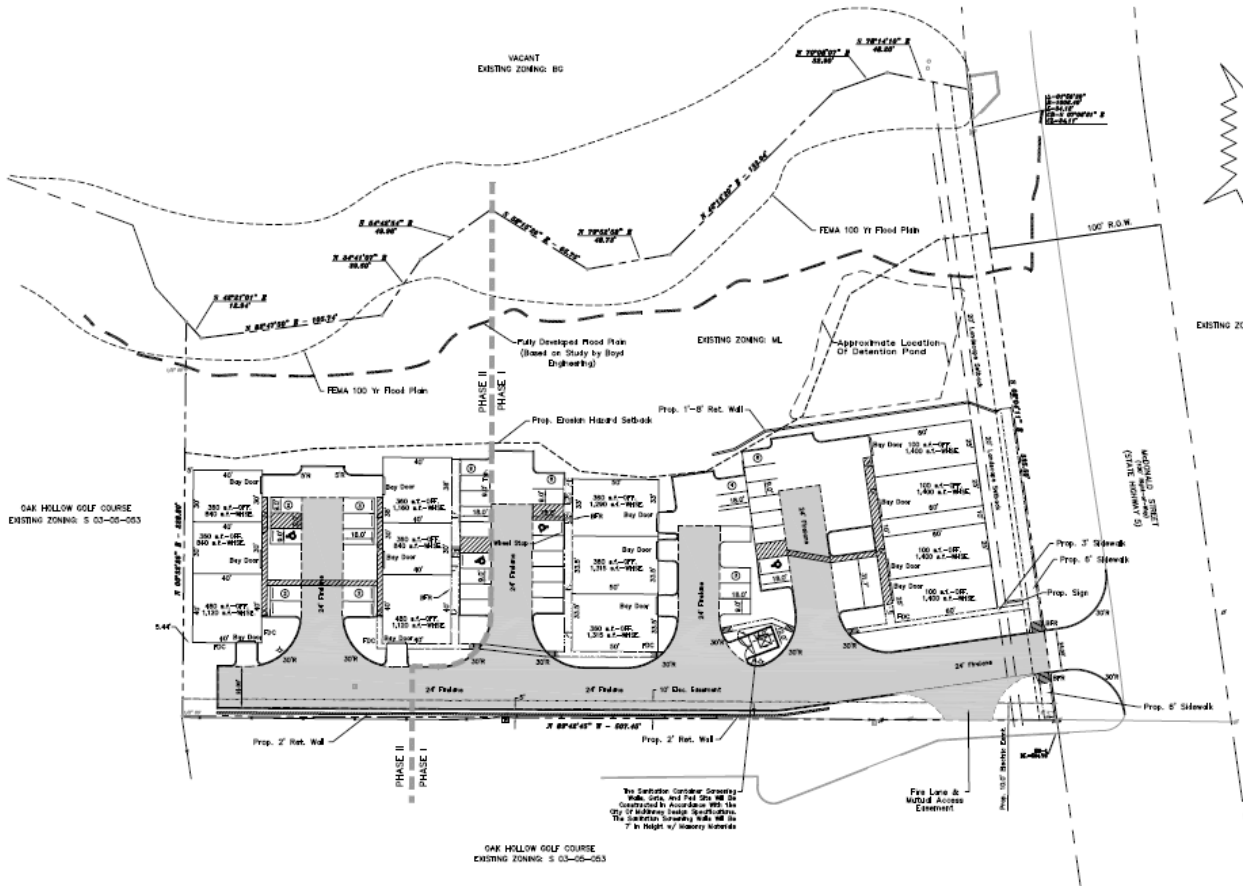
Location Map



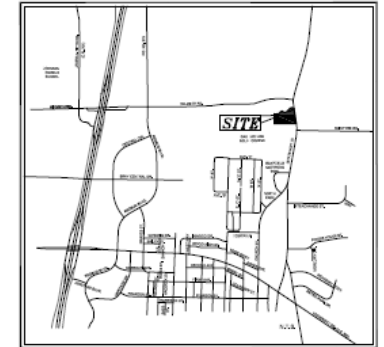
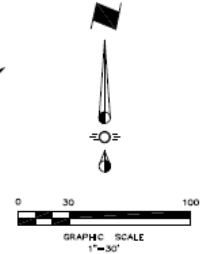
Aerial Exhibit



Proposed Site Plan



CAUTION
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior



VICINITY MAP

SYNOPSIS

Zoning	ML
Proposed Use	Office/Warehouse
Lot Area	3,202 a.c. (136,479 s.f.)
Total Building Area	19,320 s.f.
Total Impervious Area	65,417 s.f.
Parking Requirements:	
Office (1/400 s.f.)	3,880 s.f. 10 Spaces
Warehouse (1/4,000 s.f.)	15,440 s.f. 4 Spaces
Total Required	14 Spaces
Total Provided	41 Spaces
Accessible Parking Req.	2 Spaces
Accessible Parking Provided	4 Spaces (All Van Accessible)

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 56 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 Wood Grate, Ironed 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 Road Are To Be 3' Unless Otherwise Indicated.

- LEGEND**
- PROPOSED FIRE HYDRANT
 - FIRELINE
 - PROPOSED SIDEWALK
 - BARRIER FREE RAMP
 - FIRE DEPARTMENT CONNECTION
 - RETAINING WALL

BENCHMARKS:

BM #1
3" x 6" Top of Concrete Curb near the Southwest Corner of Property.
DIN = 594.70
5204-11
Approximate ties on concrete headcap on the West side of Hwy. 5 & South of CR 274.
DIN = 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
1315 S. Tennesse Street
McKinney, Texas 75069
Phone: (972) 562-4409
Fax: (972) 562-4471
Contact: Jon David Cross, P.E.

RECEIVED
By Kathy Wright at 2:03 pm, Mar 06, 2013

STOP!
CALL BEFORE YOU DIG



APPLICANT/OWNER:
Cross Engineering Consultants, Inc.
1315 S. Tennesse Street
McKinney, Texas 75069
Phone: (972) 562-4409
Fax: (972) 562-4471
Contact: Jon David Cross, P.E.

OWNER/DEVELOPER:
3103 McDonald Partnership
131 E. Louisiana Street
McKinney, Texas 75069
Phone: (214) 406-2493
Contact: Don Day

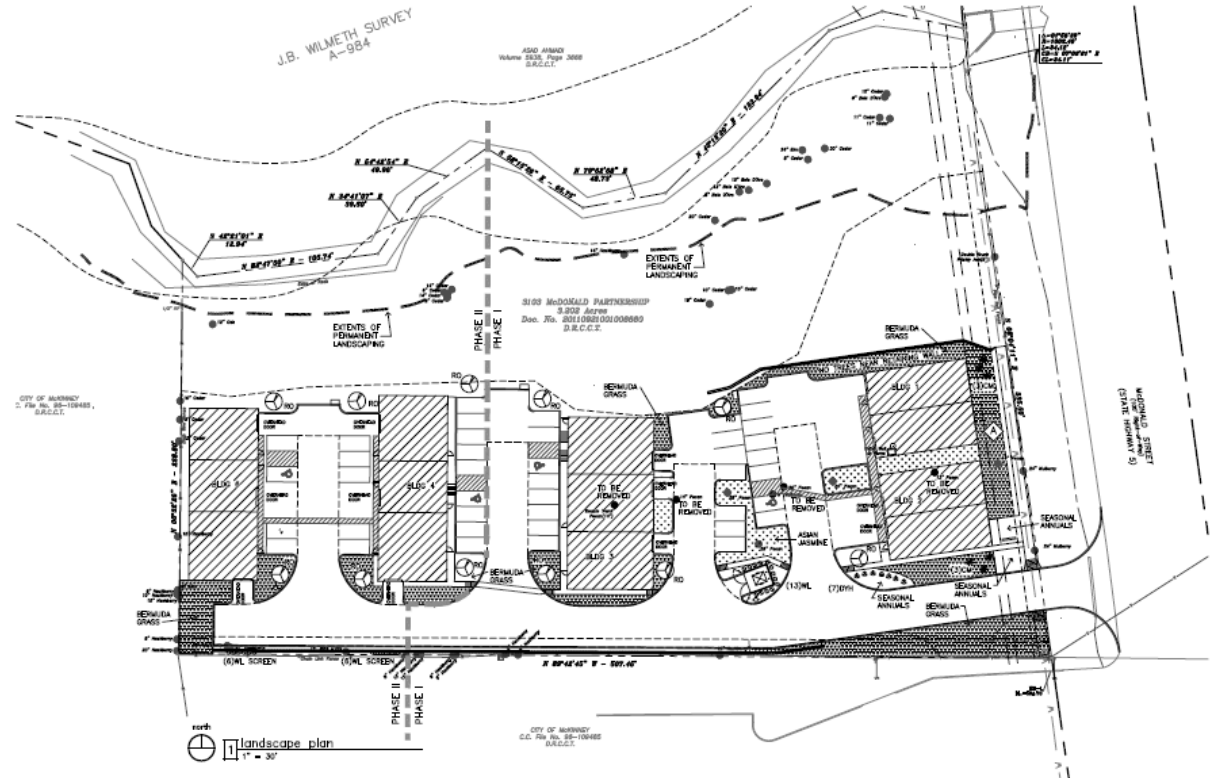
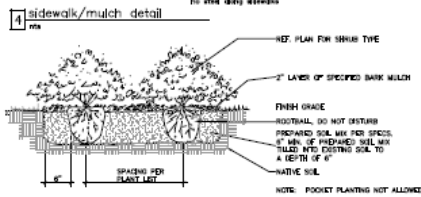
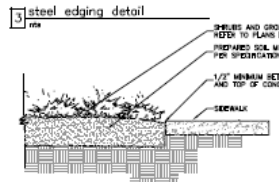
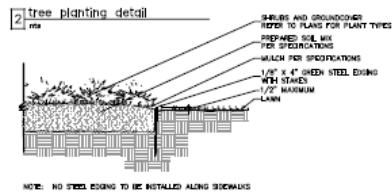
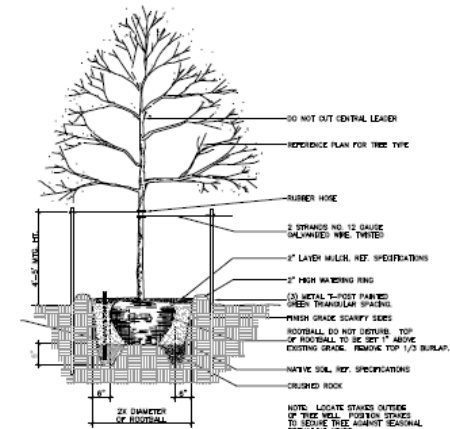
SITE PLAN
3103 McDONALD PARTNERSHIP
OAK HOLLOW OFFICE WAREHOUSE PARK
CITY OF MCKINNEY, TEXAS

Sheet No.
SP

Project No.
122946

(8) (at least 72 hours prior to digging)

Proposed Landscape Plan



LEGEND:

PLANT #	PLANT NAME	SIZE	HEIGHT	SPECIAL SPACING	QTY.	
01	RED BARK - QUERCUS SHAMBERGII	4\" GAL	12\"	4.5\"	11	
02	GRAY WYTHE - LAEGESTROBIA NIGRA	10\" GAL	8\"	4.5\"	6	
03	BILLY DWAVE YULPION - ILEX VOMERIA 'NANA'	5\" GAL	24\"	3\"	36\"	7
04	LEUSTRUM WAY - LEUSTRUM AMORBIUM	5\" GAL	26\"	2\"	36\"	13

EXISTING TREE LEGEND:

- 8\" (CALIPER) PECAN (SPECIES)
- TYPE MITIGATION: (1) PECAN TREES TO BE REMOVED NO MITIGATION REQUIRED FOR THESE FOUR TREES
- TYPE ORIENT: REPLACE THOSE TREES IN THIS AREA REE'D AS STREET TREES & PARKING AREA TREES.

REMAINING NON PROTECTED TREES FOUND ON SITE ARE:
 MULBERRY
 HACKBERRY
 BOX O' AC
 THESE TO BE REMOVED AS REQUIRED TO DEVELOP SITE

NOTES:

- 1) ALL FINISH GRASSES TO BE BROUGHT TO TOP OF CURB BY GENERAL CONTRACTOR TO 4\"/1/10\"
- 2) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FINISH WITH ALL UNDERGROUND UTILITIES, SPECIFICATIONS AND LINE RUNS
- 3) REFER TO PLANTING PLAN FOR PLANTING LOCATION AND PLANT MATERIALS LEGEND FOR SPECIFICATIONS. PLANT QUANTITIES STATE INDICATED OVER LEGEND QUANTITIES
- 4) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS
- 5) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS PROVIDED ON THESE DRAWINGS
- 6) ALL LANDSCAPE CONTRACTOR SHALL HULL OFF AND REMOVE ALL OF HIS OWN DEBRIS FROM SITE
- 7) ALL LANDSCAPE IS TO BE PROVIDED BY AUTOMATIC UNDERGROUND SPRINKLER SYSTEM, CONTROLLED BY ELECTRONIC INTEGRATED CONTROLS
- 8) ALL PLANT MATERIAL SHALL MEET AMERICAN NURSERY STANDARDS FOR HEIGHT AND WIDTH IN EACH CONTAINER. WITH THE EXCEPTION OF SPOILING UNDER SIDEWALK, ALL PLANT MATERIAL SHALL BE MULCHED WITH 2\" CLEAR MULCH (ANNUAL)
- 9) ALL PLANT MATERIAL SHALL MEET AMERICAN NURSERY STANDARDS FOR HEIGHT AND WIDTH IN EACH CONTAINER. WITH THE EXCEPTION OF SPOILING UNDER SIDEWALK, ALL PLANT MATERIAL SHALL BE MULCHED WITH 2\" CLEAR MULCH (ANNUAL)
- 10) ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FEEDER LINES AND EMITTER/TRANSPIRATION (ET) WEATHER BASED CONTROLS AND SAE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR

LANDSCAPE REQUIREMENTS:

- 1) TOTAL SITE: 136,419 SF = 3,202 ACRES
- 2) TOTAL PLANTING & BURNING SURFACES: 62,364 SF (74,330 SF INCLUDING 2\" DEEP OF GRASS = 80,417 SF)
- 3) 22,500 SF OF SITE BEHIND TOP OF CURB SLAB & NORTH PROPERTY LINE - NOT PERMANENT OR IRRIGATED
- 4) TOTAL LANDSCAPE AREA PROVIDED: 47,164 SF (SAFE OF SITE)

PARKING LOT TREE REQUIREMENTS:
 43 SPACES/15\" = 43 TREES
 12 PARKING TREES PROVIDED

PERMANENT STREET WARD LANDSCAPING:
 2,377 SQUARE FEET PROVIDED
 CITY OF MOOREHEAD STREET TREES:
 315.0 FEET/40\" = 8 TREES PROVIDED
 8 TREES PROVIDED BY TREE CREW

PROJECT INFORMATION

PROJECT: 3103 MCCONNELL PARKWAY
 ONE YELLOW OFFICE WAREHOUSE PARK

OWNER: 3103 MCCONNELL PARKWAY
 110 C. LAMAR ST #200
 MOOREHEAD, TN 38558
 OWN. C# 214-620-2463

LOCATION: 3103 MCCONNELL - ONE WAY S
 CITY OF MOOREHEAD - COLLIN COUNTY, TEXAS

DESIGNER: MATTHEW KROG
 C. matth@matkrogarchitect.com
 PH. 489-142-0678

DATE: JUL 18, 2015
 AUGUST 13, 2015 City Comments
 AUGUST 21, 2015 City Comments
 FEBRUARY 27, 2015 Site Change
 MARCH 5, 2015 City Comments

L-1 LANDSCAPE PLAN

RECEIVED
 By Kathy Wright at 2:03 pm, Mar 06, 2015

Existing Northern Tree Line



Existing Northern Tree Line



Existing Northern Tree Line



Existing Northern Tree Line



Existing Northern Tree Line



STAFF RECOMMENDATION:

Staff recommends approval of the proposed site plan as conditioned in the Staff Report.

