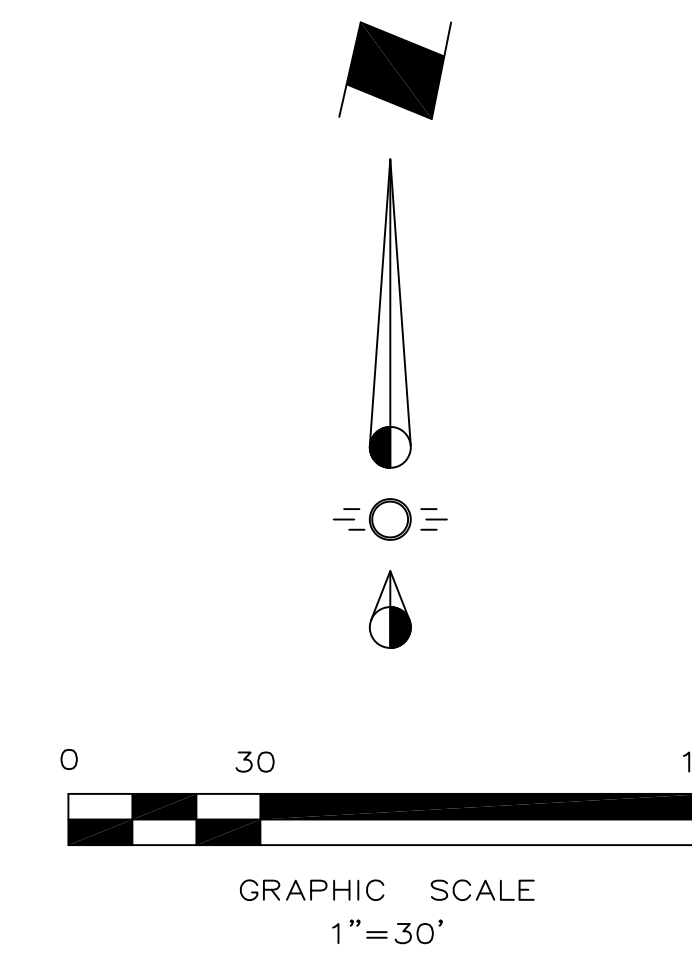


VICINITY MAP
NTS



LEGEND

- Ex. Asphalt Pavement
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign
- Landscape Area

GENERAL NOTES

1. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.
2. ALL RADII ARE 3' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SYNOPSIS

Address: 205 Louisiana Street
 McKinney, Texas
 MTC (McKinney Town Center)

Zoning: Office, retail, hotel
 Proposed Use:
 Lot Area: 0.348 Acres (15,146 sf)

Building Areas:
 Retail 3,733 sf
 Office 23,590 sf
 Hotel 2,357 sf
 U/G Parking 14,840 sf
Total Bldg Area: 44,520 sf

Lot Coverage: 00.98% (Building Footprint 14,888 sf)
 Floor Area Ratio: 0.098 : 1
 Building Height: 34'-6"

Private Parking: Underground Parking Garage 31 Total Spaces
 2 Handicap Spaces

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident 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.

Sanitation for the property will be handled with the use of hand rolled disposal carts. Carts to be stored in underground garage area. If any space leases as restaurant use in the future, refuse will be taken to the joint use compactor located at Kentucky and Cloyd Street.

RECEIVED
 By Planning Department at 3:08 pm, Jul 20, 2017

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL 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: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

SITE PLAN

205 Louisiana Building

DFA, Ltd.
 City of McKinney, Texas

Sheet No.
SP

Project No.
17066

205 Louisiana Building

OWNER:
 DFA, Ltd.
 110 E. Louisiana Street
 McKinney, Texas 75069
 Phone: (214) 405-2493
 Contact: Don Day

SURVEYOR:
 Ringley & Associates
 701 S. Tennessee St.
 McKinney, TX. 75069
 Phone (972) 542-1266
 Fax (972) 542-8682
 Contact: Lawrence Ringley

ENGINEER:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee St.
 McKinney, Texas 75069
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 Contact: Dwayne Zinn