

$\Delta=03^{\circ}41'59''$
 $R=1195.73'$
 $L=77.21'$
 $CH=N 08^{\circ}38'52'' E$
 $77.19'$

MCDONALD STREET
 (STATE HIGHWAY 5)
 100' R.O.W. This Section

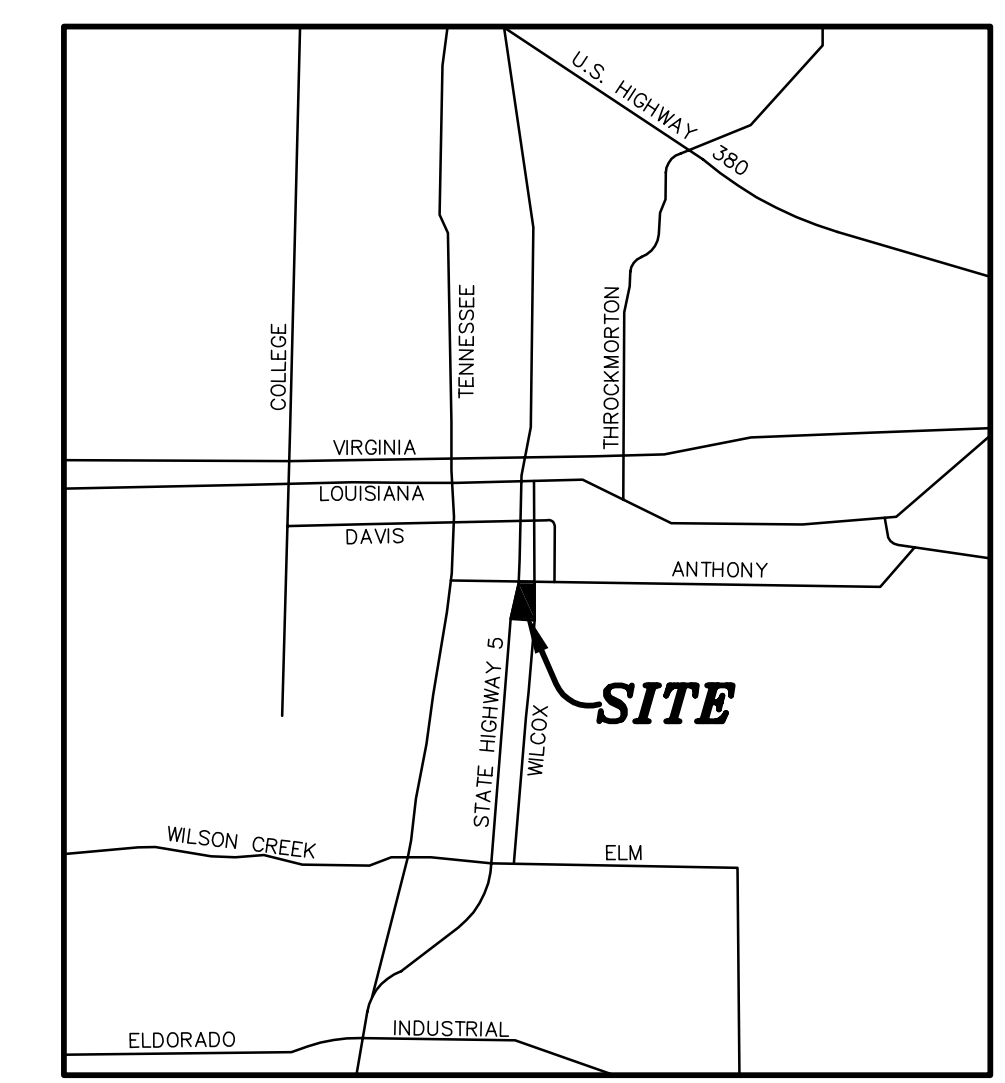
WILCOX STREET
 40' R.O.W.

BEVOE STREET
 20' R.O.W.

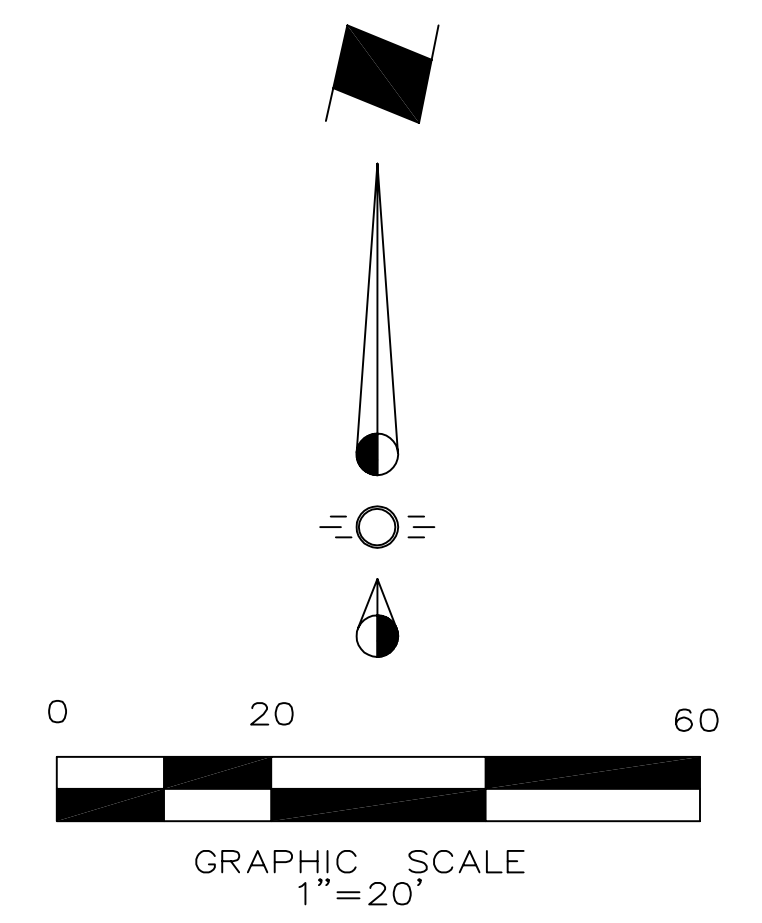
STANDIFER STREET
 40' R.O.W.

Owner to demolish existing house, regrade and sod lot, add trees and place 3 picnic tables on this property.

FH - At corner of Standifer and McDonald Street. Approx. 140' from SW Property Corner.



VICINITY MAP
 N.T.S.



SYNOPSIS

Zoning	BN
Proposed Use	Restaurant/Retail
Lot Area	1,189 AC. (51,773 s.f.)
Total Building Area	6,100 s.f.
Floor Area Ratio:	0.12:1
Lot Coverage	12.0%
Building Height	25'

Parking Required : (See Table) 38 Spaces

Parking Provided : 38 Spaces

HC Parking Required 2 Spaces

HC Parking Provided 2 Spaces

Legal Description Lot 1, Block A, LINFER Addition

TABULATIONS:

PARKING TABULATIONS	PARKING REQ'D	PARKING PROVIDED
RESTAURANT 4800 SF	32 SP @ 1/150 SF	32 SP
RETAIL 1300 SF	6 SP @ 1/250 SF	6 SP

ALL PARKING SPACES SHOWN ARE 9'x18' UNLESS OTHERWISE NOTED.
 TABULATIONS REFLECTED INDICATE THE MAXIMUM ALLOWABLE RESTAURANT SQUARE FOOTAGE BASED ON PROPOSED PARKING. TABLE DOES NOT REFLECT A SET AMOUNT OF RETAIL SPACE IN THE 3,100 S.F. BUILDING.

LEGEND

- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

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.

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 3' unless otherwise noted.
 Proposed Screen Fence to be 6' Tall Masonry or Wrought Iron with masonry columns 20' on center and supports centered between masonry columns. Evergreen shrubs a minimum of 3' at the time of planting shall be placed a minimum of 36" on center.

OWNER/DEVELOPER

LINFER Properties, L.L.C.
 7300 Oak Valley
 McKinney, Texas 75071
 214-579-3916
 Contact: Carlos Ramirez

ENGINEER

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

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

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
 131 S. Tennessee Street • McKinney, Texas 75069
 972.562.4409 • Texas P.E. Firm No. F-5935

Drawn By: DKZ	Checked By: JDC	Scale:
---------------	-----------------	--------

SUP/SITE PLAN		Sheet No.
LINFER Retail Center		SP
LINFER Properties, L.L.C.		of
City of McKinney, Texas		Project No. 10023