



**LEGEND**

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

**SYNOPSIS**

Address:	Lot 2RC2, Block E McKinney, Texas 75070
Zoning:	PD-1563
Proposed Use:	Office/ Warehouse
Lot Area:	6.540 Acres (284,877 sf)
Building Areas:	Building 112,503 sf (Warehouse: 95,628 sf) Office: 16,875 sf Total Bldg Area: 112,503 sf
Lot Coverage:	39.49% (Total Bldg Area 112,503 sf)
Floor Area Ratio:	0.39 : 1
Building Height:	45'
Impervious Area:	229,295 sf
Percent Impervious Area:	80.48% sf
Required Parking:	Office 1:400 (16,875/400) = 43 Spcs. Warehouse 1:4,000 (95,628/4,000) = 24 Spcs.
Parking Required Total:	(67 Parking Spaces)
Parking Provided Total:	(80 Parking Spaces) 6 Handicap Spc.

**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 and operated 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 8' In Height.

**BENCHMARK:**

COM 40: Cap on Concrete Median approximately 5 feet south of light pole in parking lot on the west side of Redbud and approximately 1500 feet from intersection of Hwy 30. Elevation = 656.576

TBM: "X" cut in concrete sidewalk on east side of drive entry at the northwest corner of Lot 1RB, Block A, being approximately 55 feet due east from said corner. Elevation = 628.69

Issue Dates:	Revisions:	Date:
1 08-11-2017	1	
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**

131 S. Tennessee St. McKinney, Texas 75069  
972.562.4400 Texas P.E. Firm No. F-9395

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 09/06/17. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**SITE PLAN**

**REDBUD-MCKINNEY SPEC BLDG**

**MEGILLAH II REALTY, LP.**

**MCKINNEY, TEXAS**

Sheet No. **SP**

Project No. 17079

**RECEIVED**  
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SITE PLAN  
REDBUD-MCKINNEY SPEC BUILDING