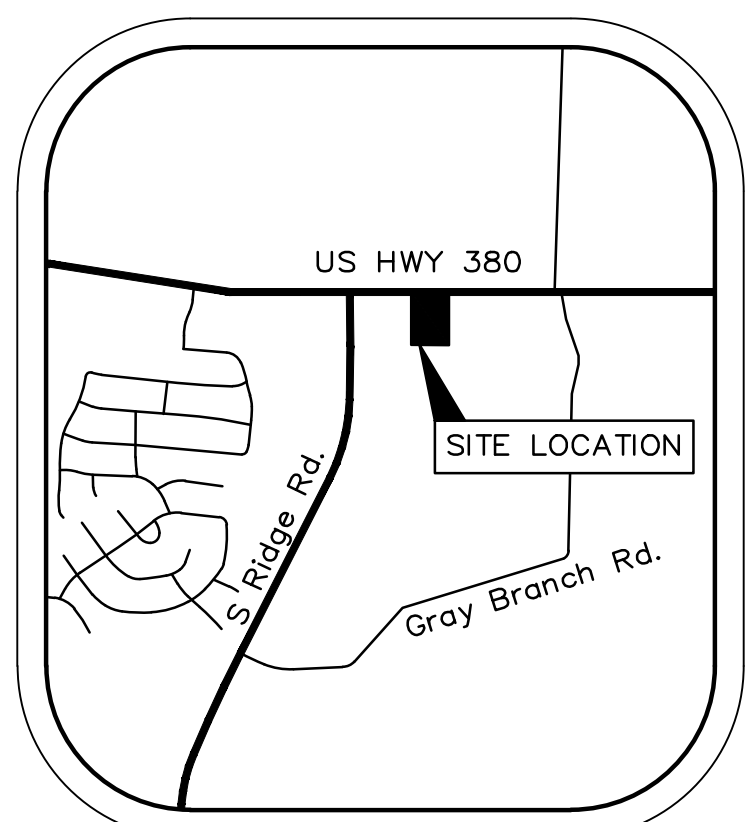
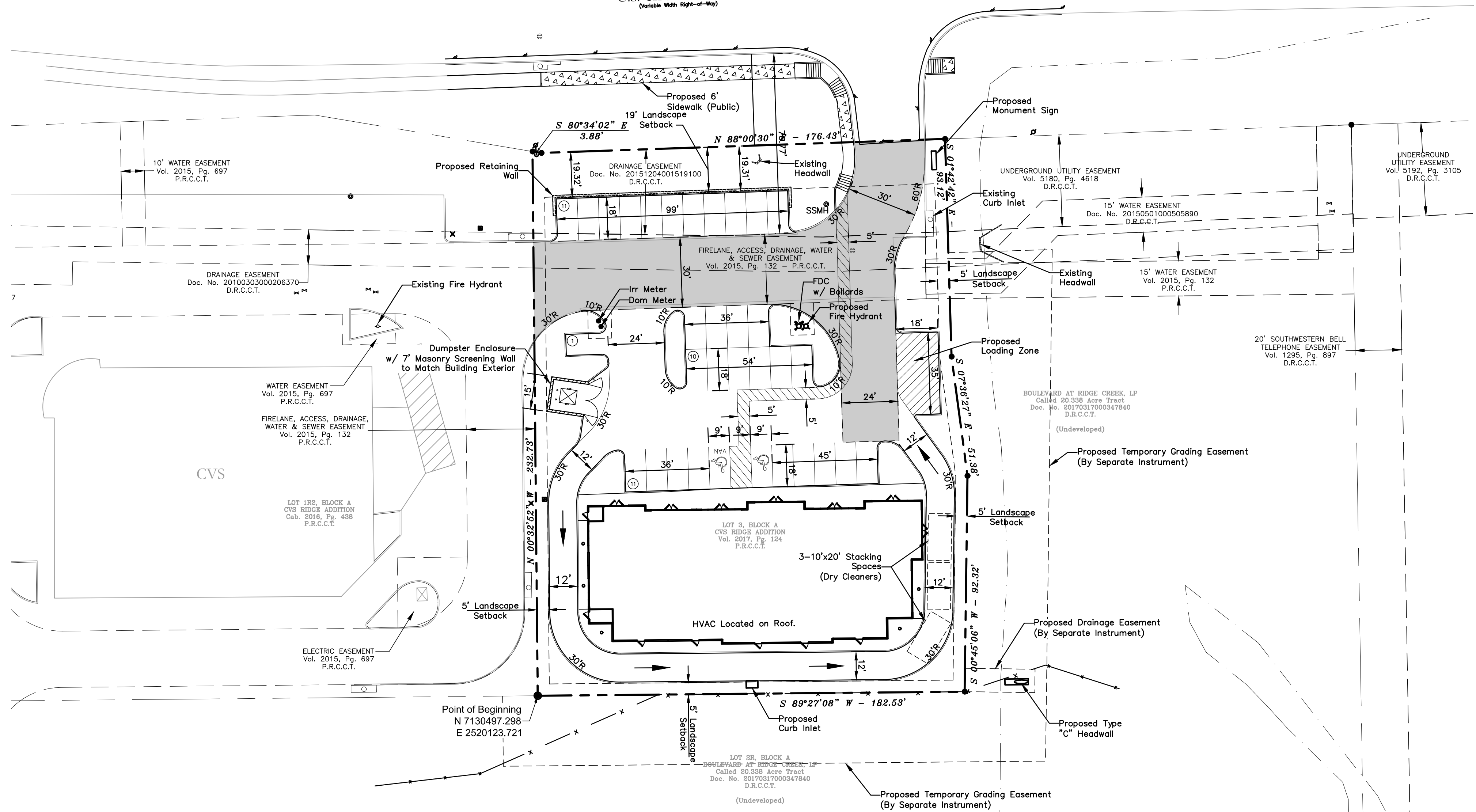
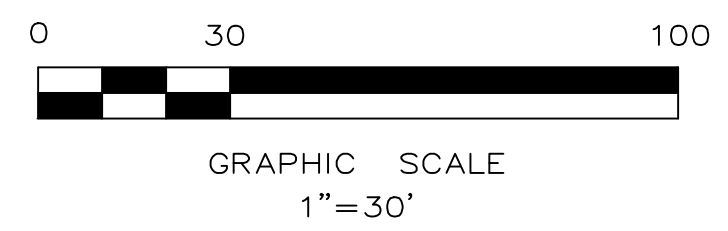


Malachi Tucker Survey, Abstract No. 904
Leonard Searcy Survey, Abstract No. 829

U.S. HIGHWAY 380
(Variable Width Right-of-Way)



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Proposed Sidewalk (Public ROW)

SYNOPSIS

Address: SEC of Ridge Road and US HWY 380
McKinney, Texas 75070

Zoning: BG

Proposed Use: Retail

Lot Area: 0.97 Acres (42,318 sf)

Building Areas: Building 8,026 sf
Total Bldg Area: 8,026 sf

Lot Coverage: 19.0% (Total Bldg Area 8,026 sf)

Floor Area Ratio: 0.19 : 1

Building Height: 28'-10"

Impervious Area: 32,966 SF

Percent Impervious: 32,966 SF/42,318 SF = 0.779 (78%)

Required Parking: Retail 1:250 (8,026/250) = 33 Spcs.

Parking Required Total: (33 Parking Spaces)

Parking Provided Total: (33 Parking Spaces) 2 Handicap Spc.

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 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.

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

ARCHITECT:
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8446 Winged Foot Dr.
Frisco, Texas 75034
Phone (972) 768-8283
Contact: Kevin Dingman

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

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

Issue Dates:	Revisions:	Date:
1 02/08/2018	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		Sheet No.
Ridge/US 380 Retail		SP
RDB Capital, LLC		Project No.
McKinney, Texas		17071

SEC US HWY 380 & RIDGE ROAD