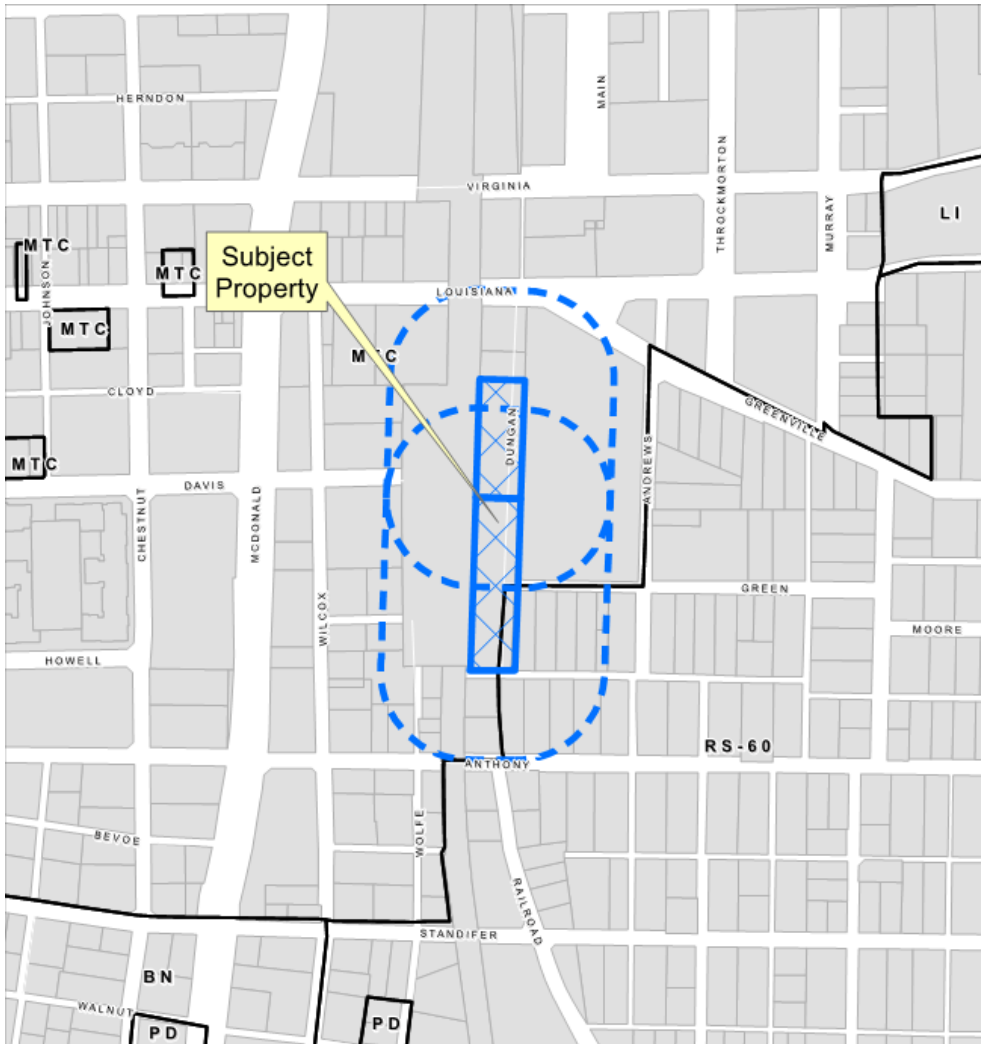


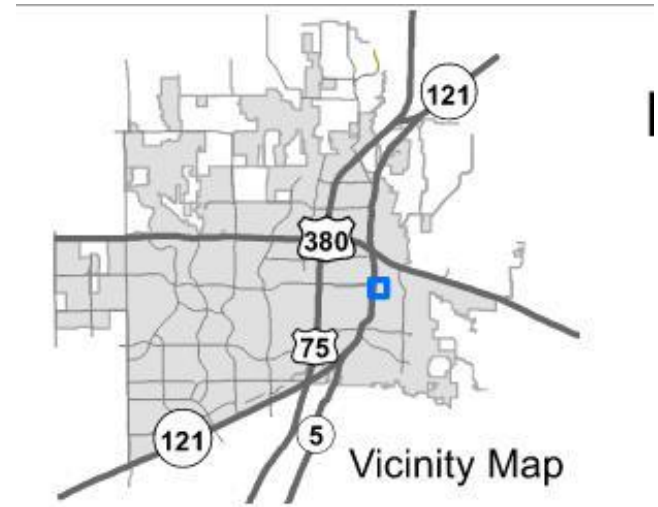
East Louisiana St Parking Lot Site Plan

21-0029SP

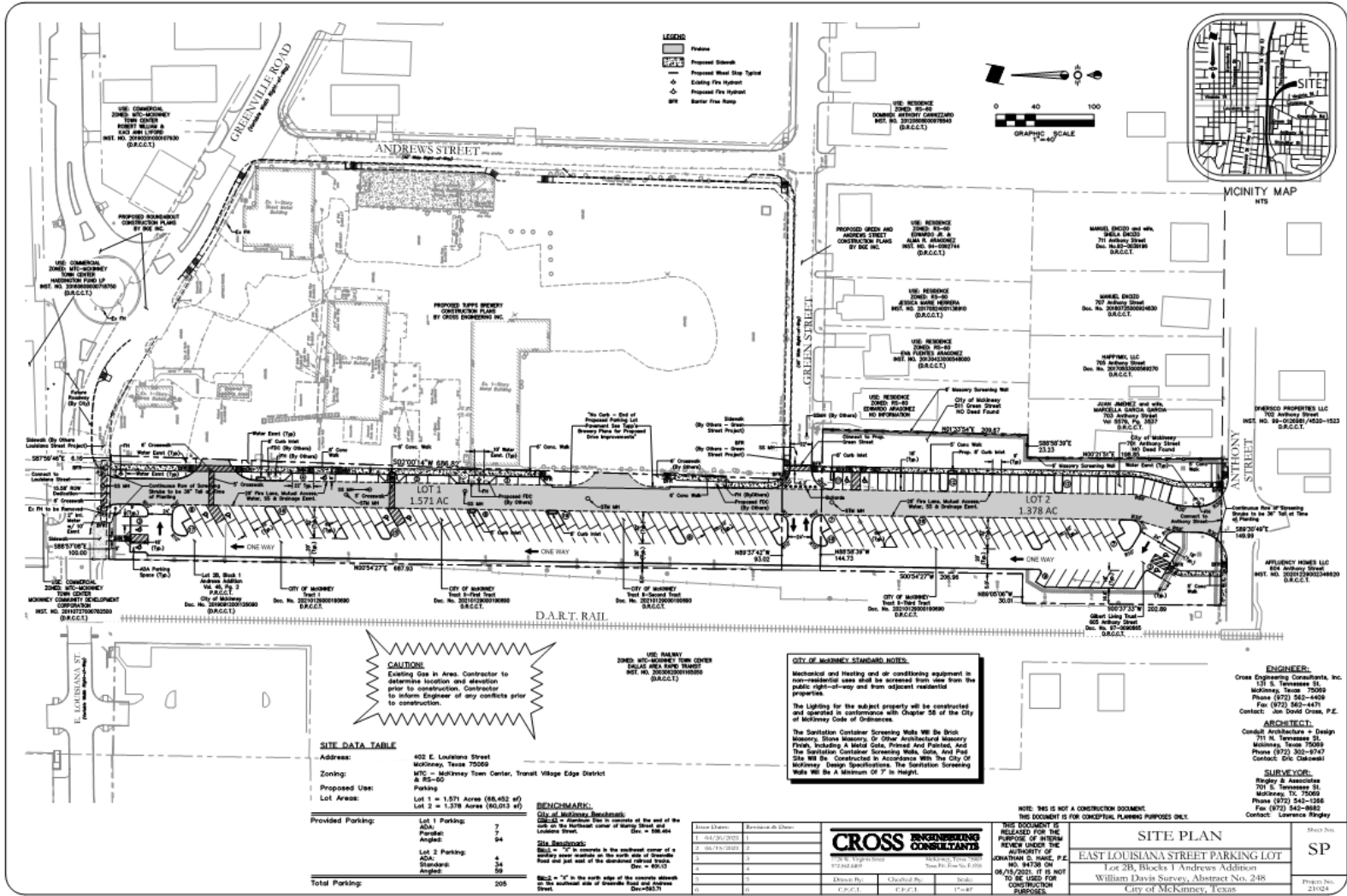
Location Map



Aerial Exhibit



Proposed Site Plan



SITE DATA TABLE

Address: 402 E. Louisiana Street
 City of McKinney, Texas 75069

Zoning: MTC - McKinney Town Center, Transit Village Edge District

Proposed Use: Parking

Lot Area: Lot 1 = 1.571 Acres (68,452 sq ft)
 Lot 2 = 1.378 Acres (59,013 sq ft)

Provided Parking:

Lot 1 Parking:	7
ADA:	0
Parallel:	7
Angle:	74
Lot 2 Parking:	4
ADA:	0
Parallel:	4
Angle:	74
Total Parking:	205

BENCHMARK:
 City of McKinney Benchmark
 Located at the intersection of the east side of the
 curb on the northeast corner of Henry Street and
 Louisiana Street.
 Dec. = 08.04

Site Remarks:
 The 10' setbacks in the southeast corner of a
 building overhanging on the east side of Greenville
 Road and the east end of the driveway shown.
 Dec. = 09.15

Notes:
 1. "C" on the north side of the lot and a "B" on
 the southeast side of Greenville Road are a "B" on
 the southeast side of Greenville Road.
 Dec. = 08.07

CAUTION!
 Existing Gas in Area. Contractor to
 determine location and elevation
 prior to construction. Contractor
 to inform Engineer of any conflicts
 prior to construction.

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 accordance with Chapter 28 of the City of
 McKinney Code of Ordinances.
 The Sanitation Container Screening Walls Will Be Built
 Heavyweight Stone Masonry Or Other Approved Masonry
 Finish, Including A Metal Gate, Painted And Painted, and
 The Sanitation Container Screening Walls, Gate, and Gate
 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.

Issue Date:	Revised As Shown
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
 602 E. Virginia Street
 McKinney, Texas 75069
 972.563.4877
 Fax: 972.563.4878

Drawn By: []
 Checked By: []
 Scale: 1"=40'

THIS DOCUMENT IS
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 JOHNSON S. WALKER P.C.
 NO. 81708 OR
 04/15/2021. IT IS NOT
 TO BE USED FOR
 CONSTRUCTION
 PURPOSES.

SITE PLAN

EAST LOUISIANA STREET PARKING LOT

Lot 2B, Blocks 1 Andrews Addition
 William Davis Survey, Abstract No. 248
 City of McKinney, Texas

ENGINEER:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee St.
 McKinney, Texas 75069
 Phone (972) 562-4828
 Fax (972) 562-4471
 Contact: Jim David Cross, P.E.

ARCHITECT:
 Condon Architecture + Design
 711 S. Tennessee St.
 McKinney, Texas 75069
 Phone (972) 562-5747
 Contact: Eric Glascock

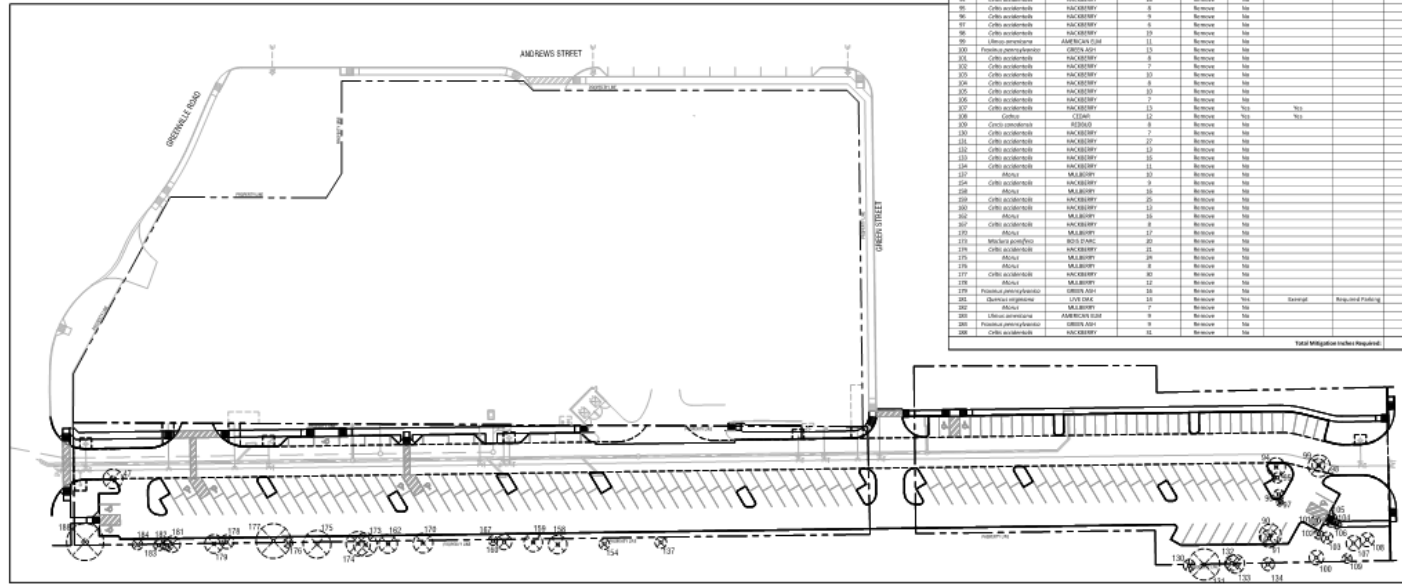
SURVEYOR:
 Rigley & Associates
 701 S. Tennessee St.
 McKinney, TX 75069
 Phone (972) 542-1286
 Fax (972) 542-0885
 Contact: Lawrence Rigley

Sheet No. SP
 Project No. 21024

TUPPS DRIVEWAY PARKING LOT

Proposed Landscape Plan

SYMBOL LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	TREE TO BE SAVED
	4 FT. PROTECTION/FENCING TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



TREE NO.	BOTANICAL NAME	COMMON NAME	(DBH)	STATUS	QUALITY	MITIGATION REQUIRED	MITIGATION REASON	MITIGATION NOTES
47	Salix alba	CATWAL	28	Remove	Yes			
50	Ulmus americana	AMERICAN ELM	28	Remove	Yes			
51	Celtis occidentalis	HICKORY	15	Remove	Yes			
52	Celtis occidentalis	HICKORY	18	Remove	Yes			
55	Celtis occidentalis	HICKORY	8	Remove	Yes			
56	Celtis occidentalis	HICKORY	9	Remove	Yes			
57	Celtis occidentalis	HICKORY	5	Remove	Yes			
58	Celtis occidentalis	HICKORY	10	Remove	Yes			
59	Ulmus americana	AMERICAN ELM	11	Remove	Yes			
100	Prunus pennsylvanica	CHERRY	15	Remove	Yes			
101	Celtis occidentalis	HICKORY	8	Remove	Yes			
102	Celtis occidentalis	HICKORY	10	Remove	Yes			
103	Celtis occidentalis	HICKORY	10	Remove	Yes			
104	Celtis occidentalis	HICKORY	8	Remove	Yes			
105	Celtis occidentalis	HICKORY	10	Remove	Yes			
106	Celtis occidentalis	HICKORY	7	Remove	Yes			
107	Celtis occidentalis	HICKORY	10	Remove	Yes			
108	Celtis	CHERRY	12	Remove	Yes	Yes		12
109	Celtis occidentalis	HICKORY	8	Remove	Yes	Yes		8
110	Celtis occidentalis	HICKORY	7	Remove	Yes			
111	Celtis occidentalis	HICKORY	10	Remove	Yes			
112	Celtis occidentalis	HICKORY	10	Remove	Yes			
113	Celtis occidentalis	HICKORY	10	Remove	Yes			
114	Celtis occidentalis	HICKORY	11	Remove	Yes			
117	MA	MA	10	Remove	Yes			
118	Celtis occidentalis	HICKORY	9	Remove	Yes			
119	MA	MA	16	Remove	Yes			
120	Celtis occidentalis	HICKORY	25	Remove	Yes			
121	Celtis occidentalis	HICKORY	8	Remove	Yes			
122	MA	MA	16	Remove	Yes			
123	MA	MA	17	Remove	Yes			
124	MA	MA	17	Remove	Yes			
125	MA	MA	17	Remove	Yes			
126	MA	MA	17	Remove	Yes			
127	Celtis occidentalis	HICKORY	10	Remove	Yes			
128	MA	MA	17	Remove	Yes			
129	Prunus pennsylvanica	CHERRY	10	Remove	Yes			
130	Quercus agrifolia	COX SLAB	10	Remove	Yes	General	Striped Parking	0
131	MA	MA	17	Remove	Yes			
132	MA	MA	7	Remove	Yes			
133	Ulmus americana	AMERICAN ELM	8	Remove	Yes			
134	Prunus pennsylvanica	CHERRY	9	Remove	Yes			
135	Celtis occidentalis	HICKORY	10	Remove	Yes			

Total Mitigation Inches Required: 28

Code Planting Plan A
Scale: 1" = 49'-0"

Issue Number	Description	Date
1		
2		
3		
4		
5		
6		

Kimley Horn
200 EAST DAVIS STREET
SUITE 100
MCKINNEY, TX 75069 | 469.301.2808

CROSS ENGINEERING CONSULTANTS
17220 E. Valley Street
McKinney, Texas 75069
972.242.4444
Fax: 972.242.1700

Drawn By: C.S. Checked By: AJR. Date: 1/20/24



TREE REMOVAL AND PRESERVATION PLAN
DUNGAN STREET PARKING LOT
Lot 218, Blocks 1 Andrews Addition
William Davis Survey, Abstract No. 248
City of McKinney, Texas

Sheet No. L1.01
Plan No. 241004

TUPPS BERRY PARKING LOT

