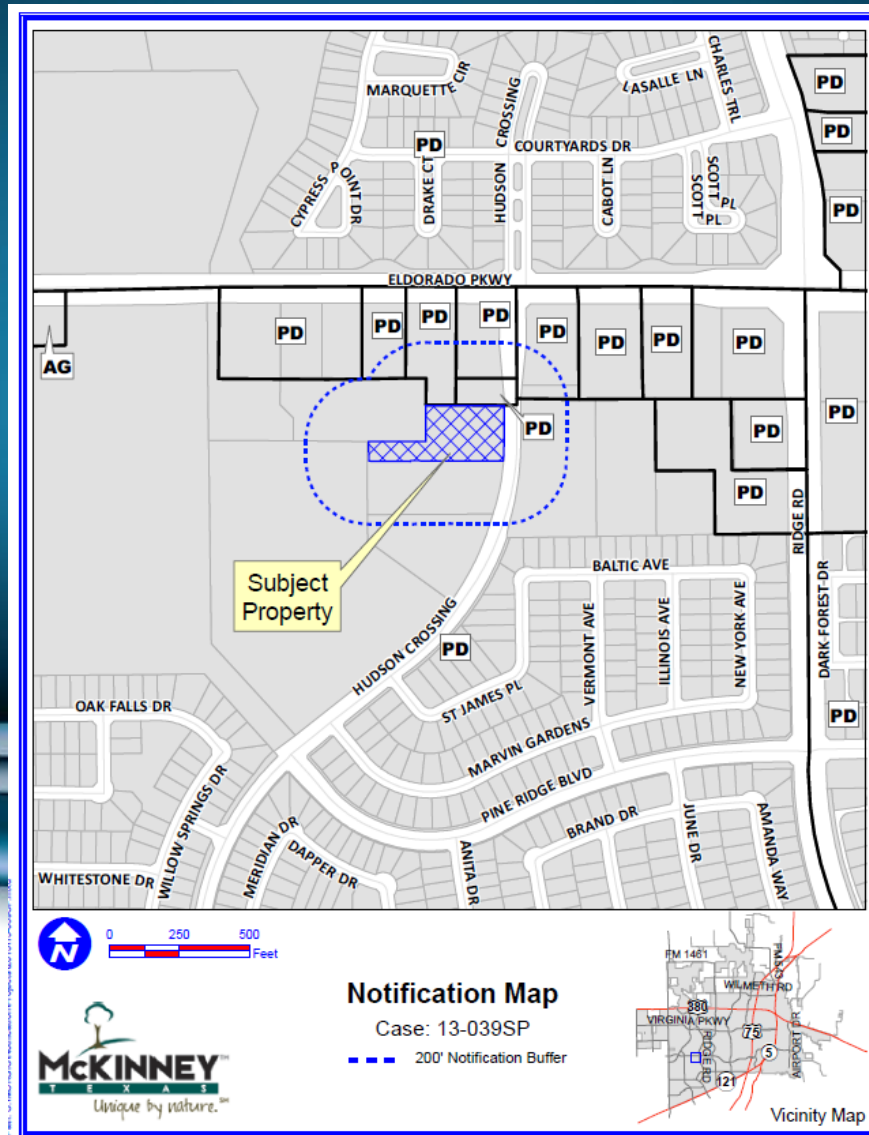


# Case No. 13-039SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hudson Crossing Office Condos, on Behalf of Kat Realty Ventures, for Approval of a Site Plan for Hudson Crossing Office Condos, Phase 1, Being Fewer than 2 Acres, Located on the West Side of Hudson Crossing and 400 Feet South of Eldorado Parkway

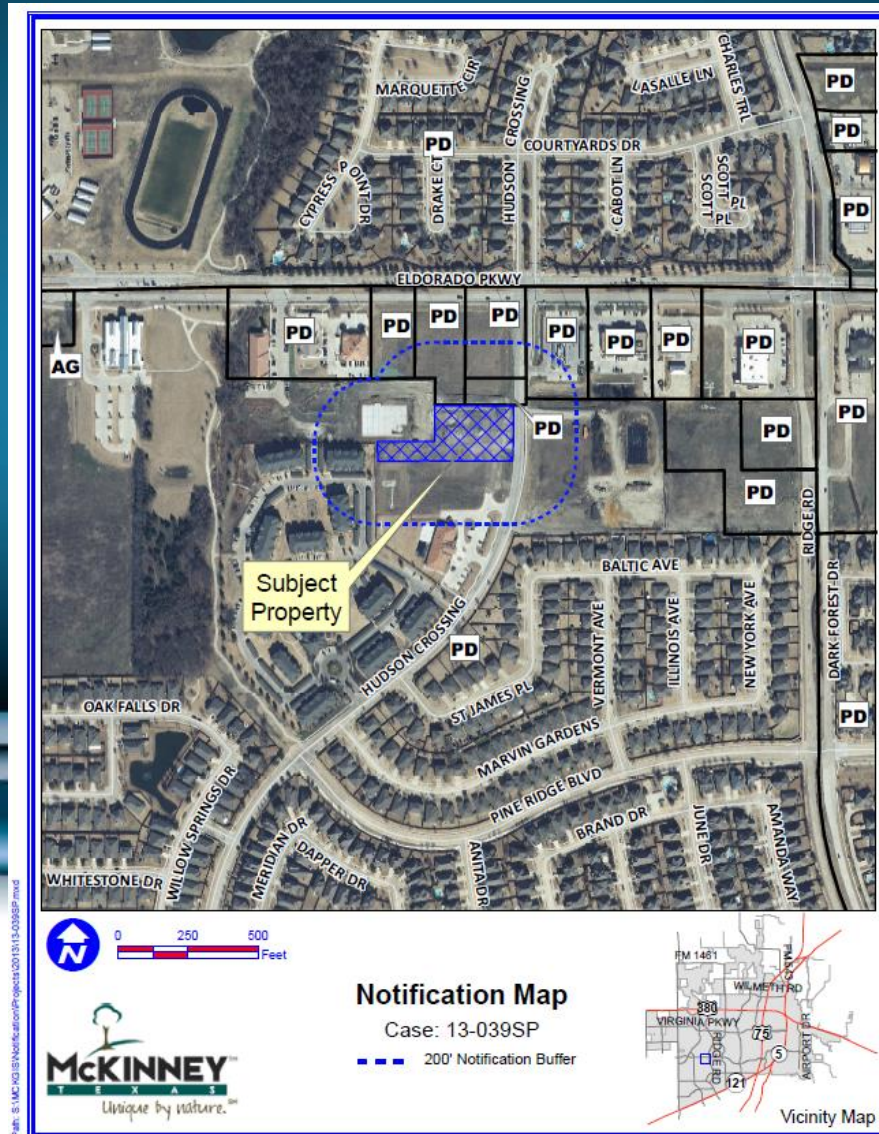


# Location Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

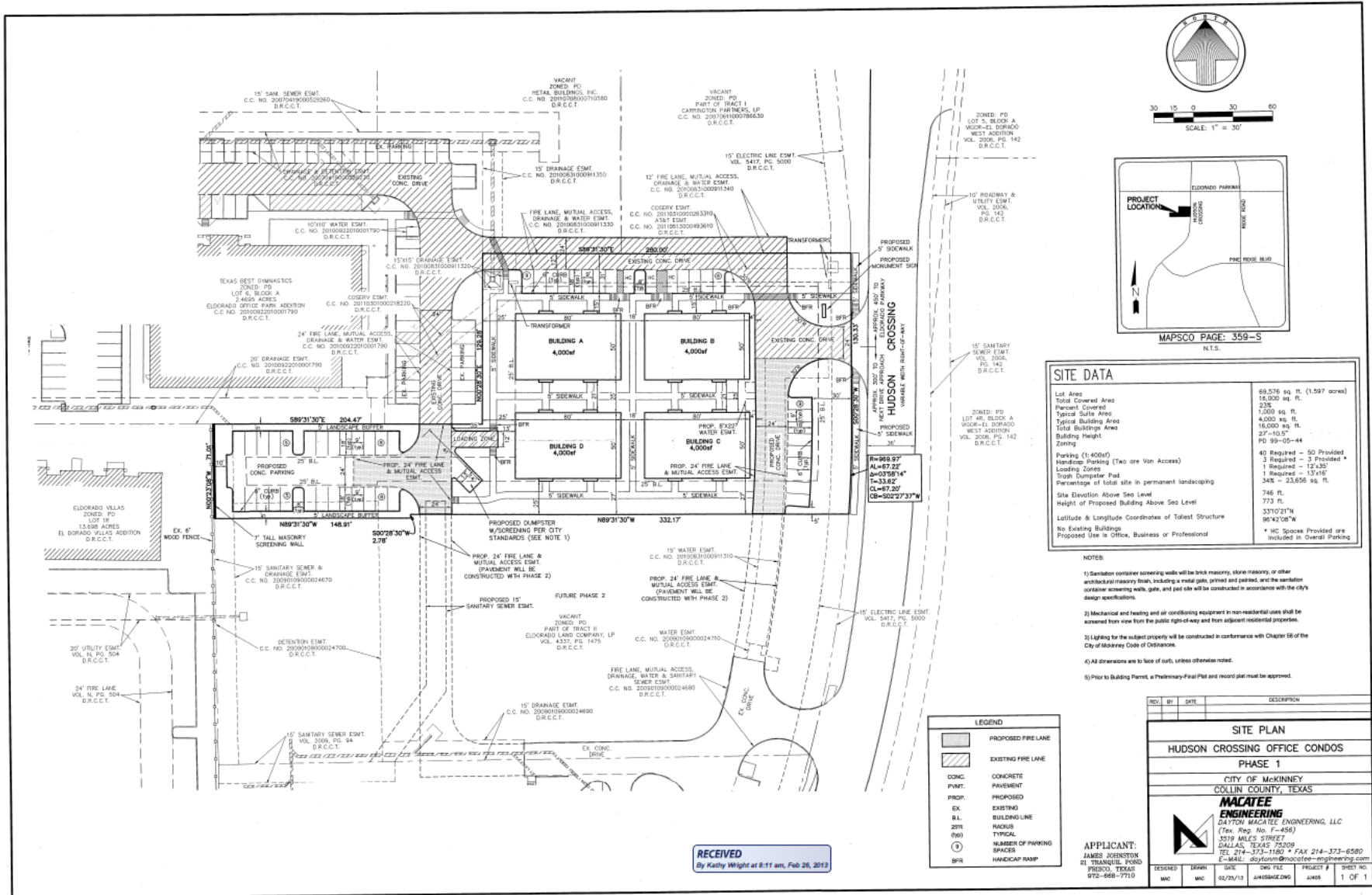
# Aerial Exhibit



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# Proposed Site Plan



SITE DATA	
Lot Area	69,576 sq. ft. (1.597 acres)
Total Covered Area	16,000 sq. ft.
Percent Covered	23%
Typical Suite Area	1,000 sq. ft.
Typical Building Area	4,000 sq. ft.
Total Building Area	16,000 sq. ft.
Building Height	27'-10 1/2"
Zoning	PD 99-05-44
Parking (1:400ft)	40 Required - 50 Provided
Handicap Parking (Two are Van Access)	3 Required - 3 Provided *
Loading Zones	1 Required - 12 Provided
Trash Dumpster Pad	1 Required - 15 Provided
Percentage of total site in permanent landscaping	24% = 23,556 sq. ft.
Site Elevation Above Sea Level	746 ft.
Height of Proposed Building Above Sea Level	773 ft.
Latitude & Longitude Coordinates of Tallest Structure	33°10'21"N 96°42'08"W
No Existing Buildings	
Proposed Use is Office, Business or Professional	
	* HC Spaces Provided are included in Overall Parking

- NOTES:
- 1) Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, pinned and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
  - 2) 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.
  - 3) Lighting for the subject property will be constructed in conformance with Chapter 66 of the City of McKinney Code of Ordinances.
  - 4) All dimensions are to face of curb, unless otherwise noted.
  - 5) Prior to Building Permit, a Preliminary-Final Plat and record plat must be approved.

LEGEND	
	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	CONC. CONCRETE PAVEMENT
	PROP. PROPOSED
	EX. EXISTING
	B.L. BUILDING LINE
	20R RADIUS
	960 TYPICAL
	NUMBER OF PARKING SPACES
	BFR HANDICAP RAMP

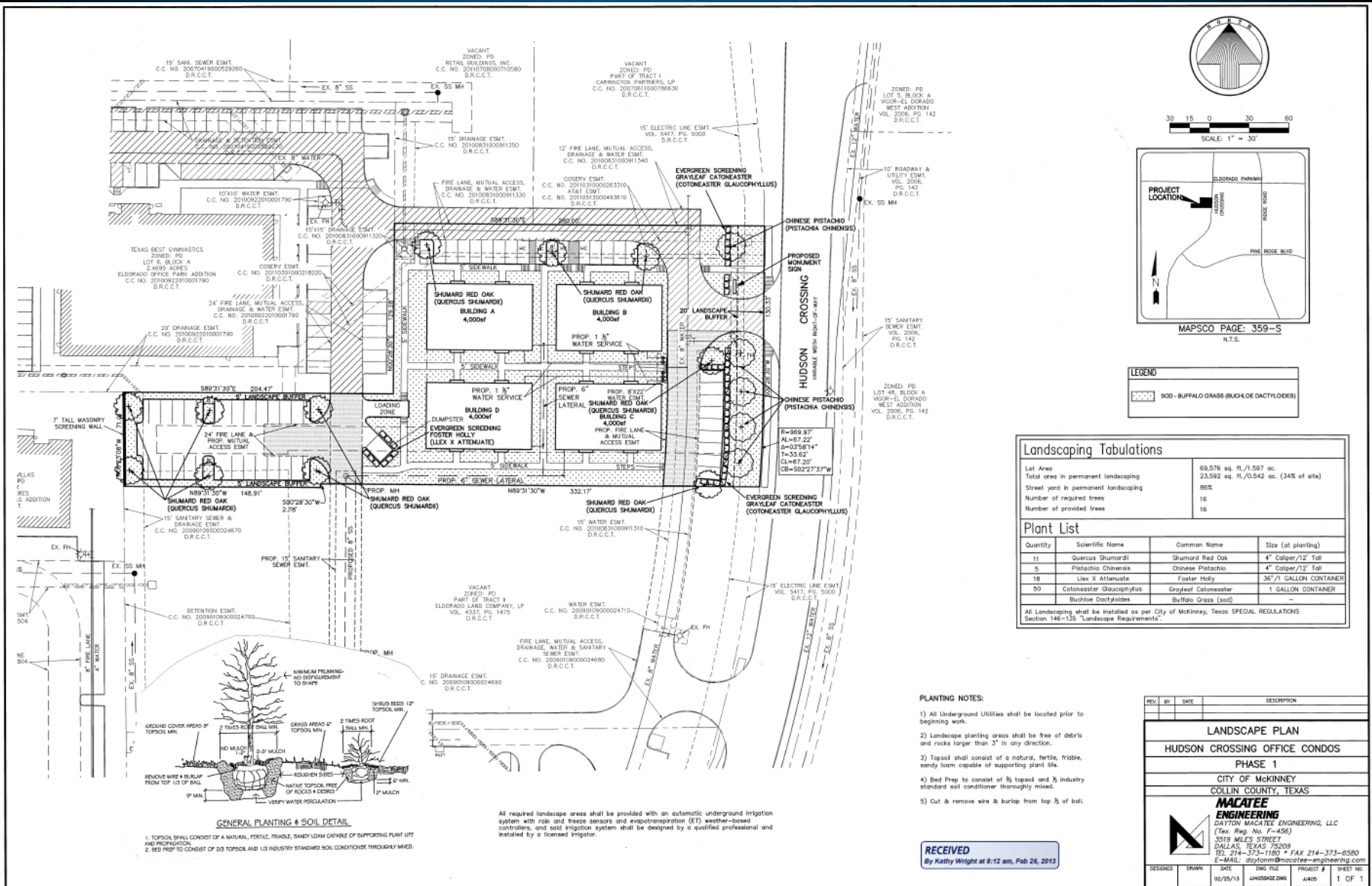
REV.	BY	DATE	DESCRIPTION

<b>SITE PLAN</b>	
<b>HUDSON CROSSING OFFICE CONDOS</b>	
<b>PHASE 1</b>	
CITY OF MCKINNEY COLLIN COUNTY, TEXAS	
<b>MAGATEE ENGINEERING</b>	
DAYTON MAGATEE ENGINEERING, LLC (Tax Reg. No. F-450) 3318 MILCS STREET DALLAS, TEXAS 75209 TEL 214-373-1180 • FAX 214-373-6580 E-MAIL: dayton@magatee-engineering.com	
APPLICANT:	JAMES JOHNSON 21 TRANQUIL, FORD PRIDD, TEXAS 972-668-9710
DESIGNED BY:	MC
DRAWN BY:	MC
CHECKED BY:	MC
DATE:	02/23/13
PROJECT #:	448846E.DWG
SCALE:	AS SHOWN
SHEET #:	1
TOTAL SHEETS:	1 OF 1

RECEIVED  
By Kathy Wright at 8:11 am, Feb 26, 2013

# Proposed Landscape Plan



30 15 0 30 60  
SCALE: 1" = 30'



**LEGEND**  
 800-BUFFALO GRASS (BUCKLOE DACTYLOIDES)

Landscaping Tabulations			
Lot Area	69,576 sq. ft./1,597 ac.		
Total area in permanent landscaping	23,592 sq. ft./0.542 ac. (34% of site)		
Street yard in permanent landscaping	86%		
Number of required trees	16		
Number of provided trees	16		

Plant List			
Quantity	Scientific Name	Common Name	Size (at planting)
11	Quercus Shumardi	Shumard Red Oak	4" Caliper/1/2" Tall
5	Platylia Chinenas	Chinese Pistachio	4" Caliper/1/2" Tall
16	Law X Alternata	Foster Holly	36" / 1 GALLON CONTAINER
50	Cotoneaster Glaucophyllus	Grayleaf Cotoneaster	1 GALLON CONTAINER
	Buffalo Dactyloides	Buffalo Grass (seed)	-

All Landscaping shall be installed as per City of McKinney, Texas SPECIAL REGULATIONS Section 146-135 "Landscape Requirements".

**PLANTING NOTES:**

- 1) All Underground Utilities shall be located prior to beginning work.
- 2) Landscape planting areas shall be free of debris and rocks larger than 3" in any direction.
- 3) Topsoil shall consist of a natural, fertile, friable, sandy loam capable of supporting plant life.
- 4) Bed Prep to consist of 3/4 topsoil and 3/4 industry standard soil conditioner thoroughly mixed.
- 5) Cut & remove wire & burlap from top 5" of bed.

**GENERAL PLANTING & SOIL DETAIL**

1. TOPSOIL SHALL CONSIST OF A NATURAL, FERTILE, FRIABLE, SANDY LOAM CAPABLE OF SUPPORTING PLANT LIFE AND MICROORGANISMS.  
 2. BED PREP TO CONSIST OF 3/4 TOPSOIL AND 1/3 INDUSTRY STANDARD SOIL CONDITIONER THOROUGHLY MIXED.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers, and soil irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

**RECEIVED**  
 By Kathy Wright at 8:12 am, Feb 26, 2013

REV.	BY	DATE	DESCRIPTION

<b>LANDSCAPE PLAN</b>			
<b>HUDSON CROSSING OFFICE CONDOS</b>			
<b>PHASE 1</b>			
CITY OF MCKINNEY			
COLLIN COUNTY, TEXAS			
<b>MACATEE ENGINEERING</b>			
DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3078 MILLS STREET DALLAS, TEXAS 75209 TEL: 214-373-1160 • FAX 214-373-6560 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED	DRAWN	DATE	SHEET #
		02/26/13	1 OF 1





# Pictures of Surrounding Buildings



# Staff Recommendation

Staff recommends approval of the proposed site plan, as conditioned in the Staff Report.

