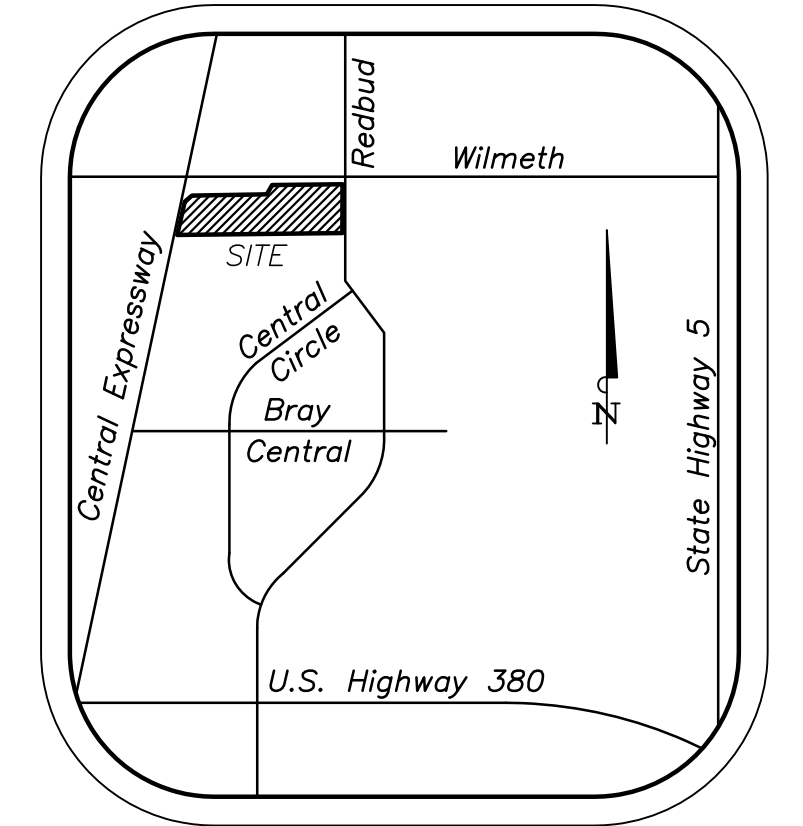


Owner: Therondunn Investment LTD  
Existing Zoning C

Owner: Quiktrip Corporation  
Existing Zoning C  
TRACT 1 - 14.201 ACRES  
VOLUME 3658, PAGE 145  
(DRCT)

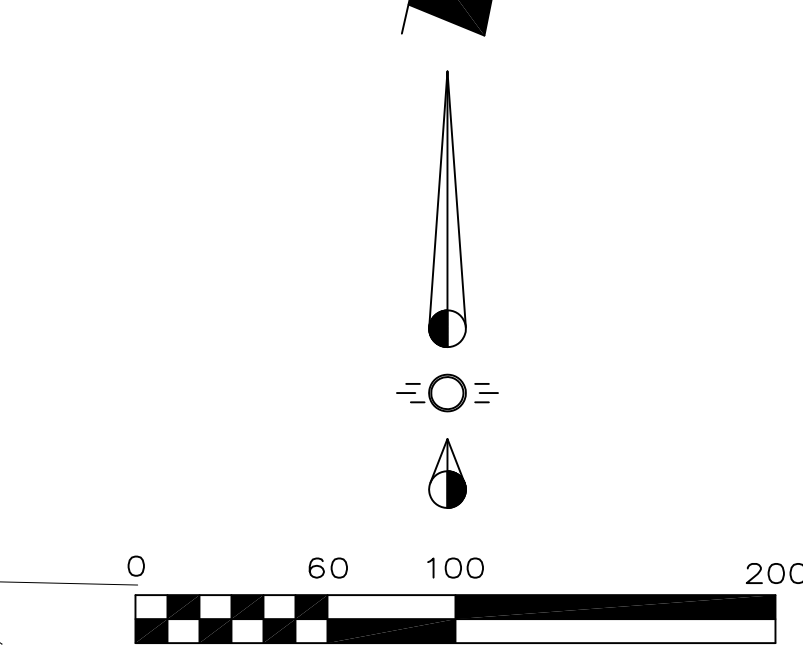


VICINITY MAP  
NTS

D=90°11'12"  
R=66.00'  
A=103.89'  
CB=S 45°39'29" E

Owner: Chapel Hill Investments LTD  
Existing Zoning PD 1464 1563

100' Right-of-Way



GRAPHIC SCALE  
1"=60'

**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.

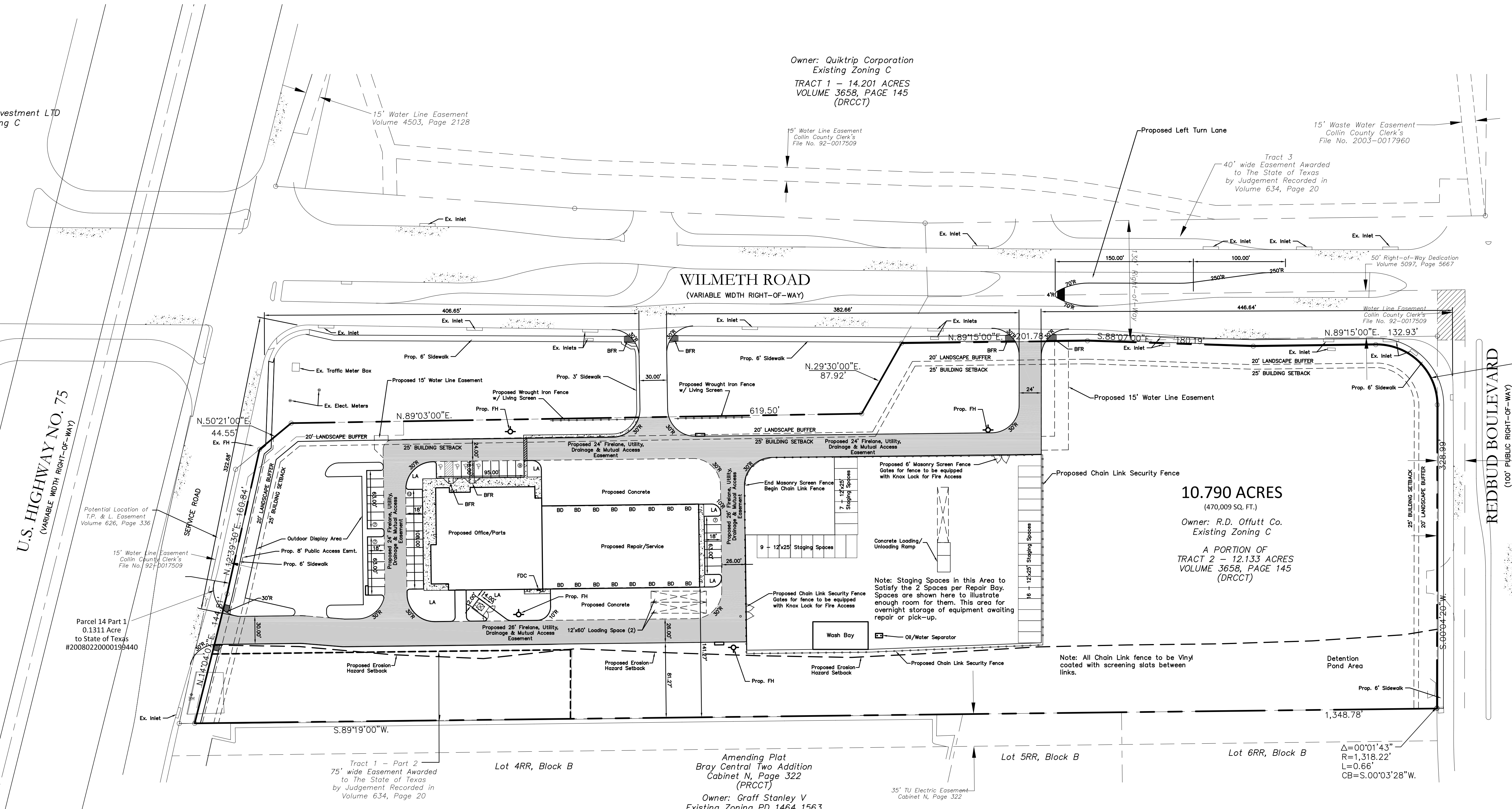
The Lighting for the subject property will be constructed in conformance with Chapter 5B of the City of McKinney Code of Ordinances.

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.

**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.

**SURVEYOR:**  
A.J. Bedford Group, Inc.,  
301 N. Almo Road  
Rockwall, Texas 75087  
Phone (972) 722-0225  
Contact: A. J. Bedford

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



10.790 ACRES  
(470,009 SQ. FT.)  
Owner: R.D. Offutt Co.  
Existing Zoning C  
A PORTION OF  
TRACT 2 - 12.133 ACRES  
VOLUME 3658, PAGE 145  
(DRCT)

Amending Plat  
Bray Central Two Addition  
Cabinet N, Page 322  
(PRCT)  
Owner: Graff Stanley V  
Existing Zoning PD 1464 1563

**SYNOPSIS**

Address: McKinney, Texas 75070  
Existing Zoning: C - Planned Center (w/CC-Corridor Commercial Overlay District)  
Proposed Zoning: PD (Base zoning C)  
Proposed Use: Heavy Equipment Dealership  
Lot Area: 10.790 Acres (470,009 sf)  
Building Area: 33,328 sf  
Lot Coverage: 9.2% (Total Bldg Area First Level 27,994 sf)  
Floor Area Ratio: 0.09 : 1  
Building Height: 30'

Required Parking:	Outdoor Display Area	1/1000 (19,679/1000)	= 20 Spaces
	Indoor Display Area	1/400 (1,435/250)	= 4 Spaces
	Service Area	(2 Staging Spaces/ Bay)	= 32 Spaces
	Office	1/400 (2,177/400)	= 6 Spaces
	Parts	1/4000 (10,424/4000)	= 3 Spaces

Parking Required Total: (65 Parking Spaces)

Parking Provided Total: (74 Parking Spaces)

Handicapped Parking Required: (4 Parking Spaces)

Handicapped Parking Provided: (4 Parking Spaces)

**LEGEND**

- Firelane
- Proposed On-Site Sidewalk
- Proposed R.O.W. Sidewalk
- Ex. Concrete
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Fire Department Connection
- Landscape Area
- Bay Door

Issue Dates:	Revisions:	Date:
1	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:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 60'

<b>Site Plan</b>		Sheet No.
RDO EQUIPMENT - McKinney		SP
RD Offutt Company		Project No.
CITY OF MCKINNEY, TEXAS		12122

RDO McKinney