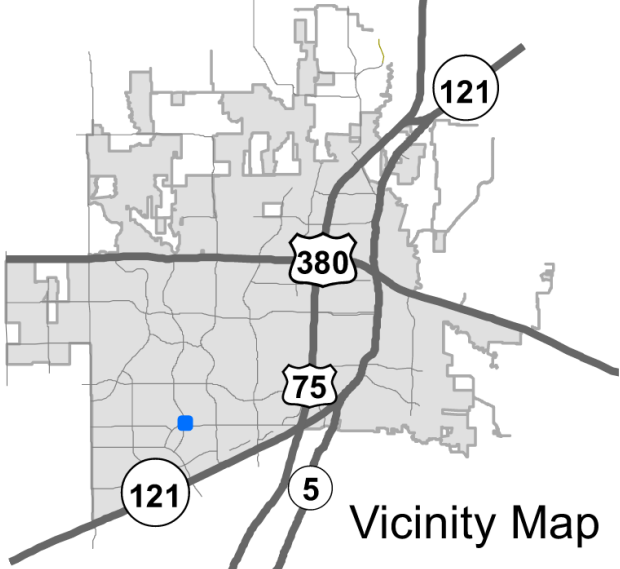
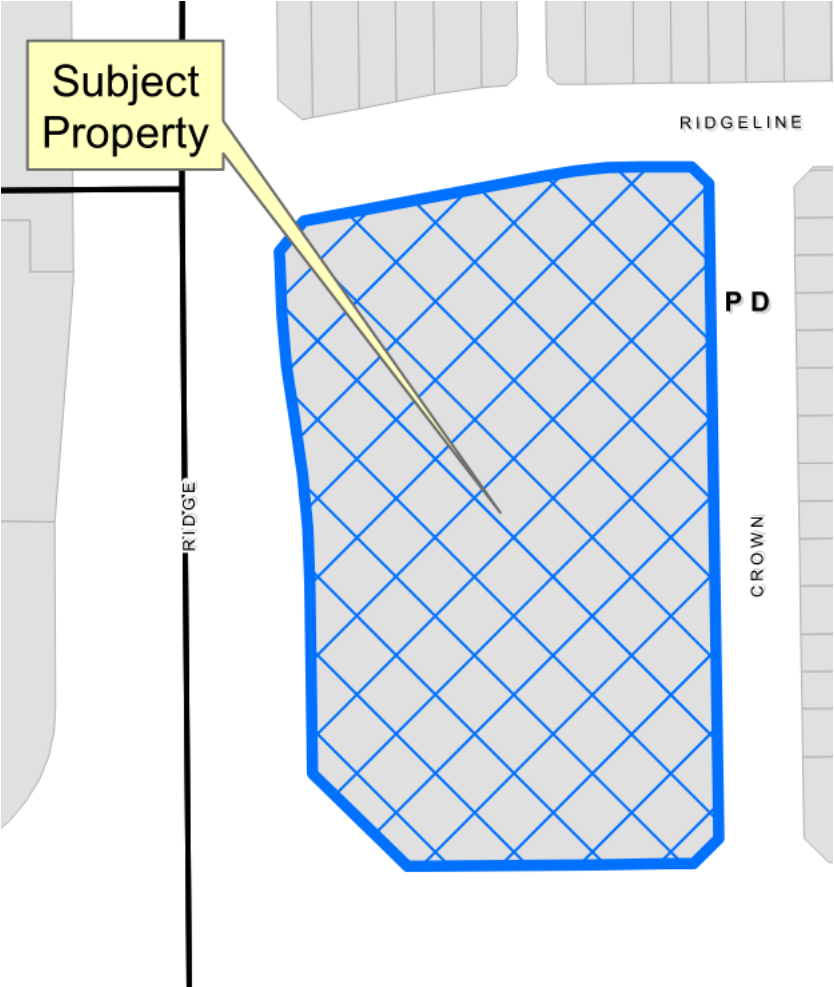


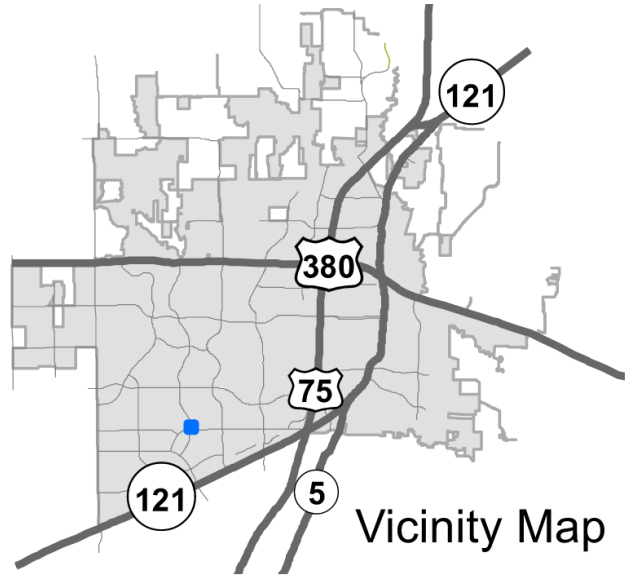
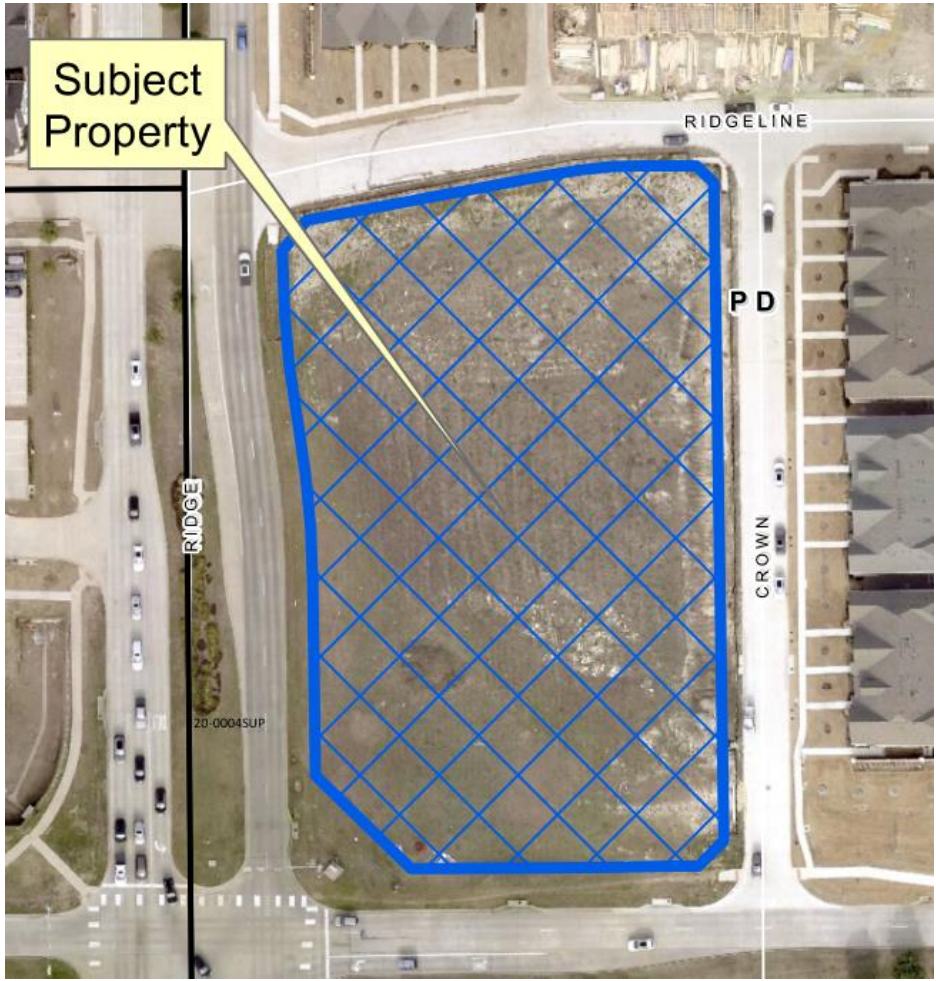
# Eldorado Heights Variance

22-0077SP

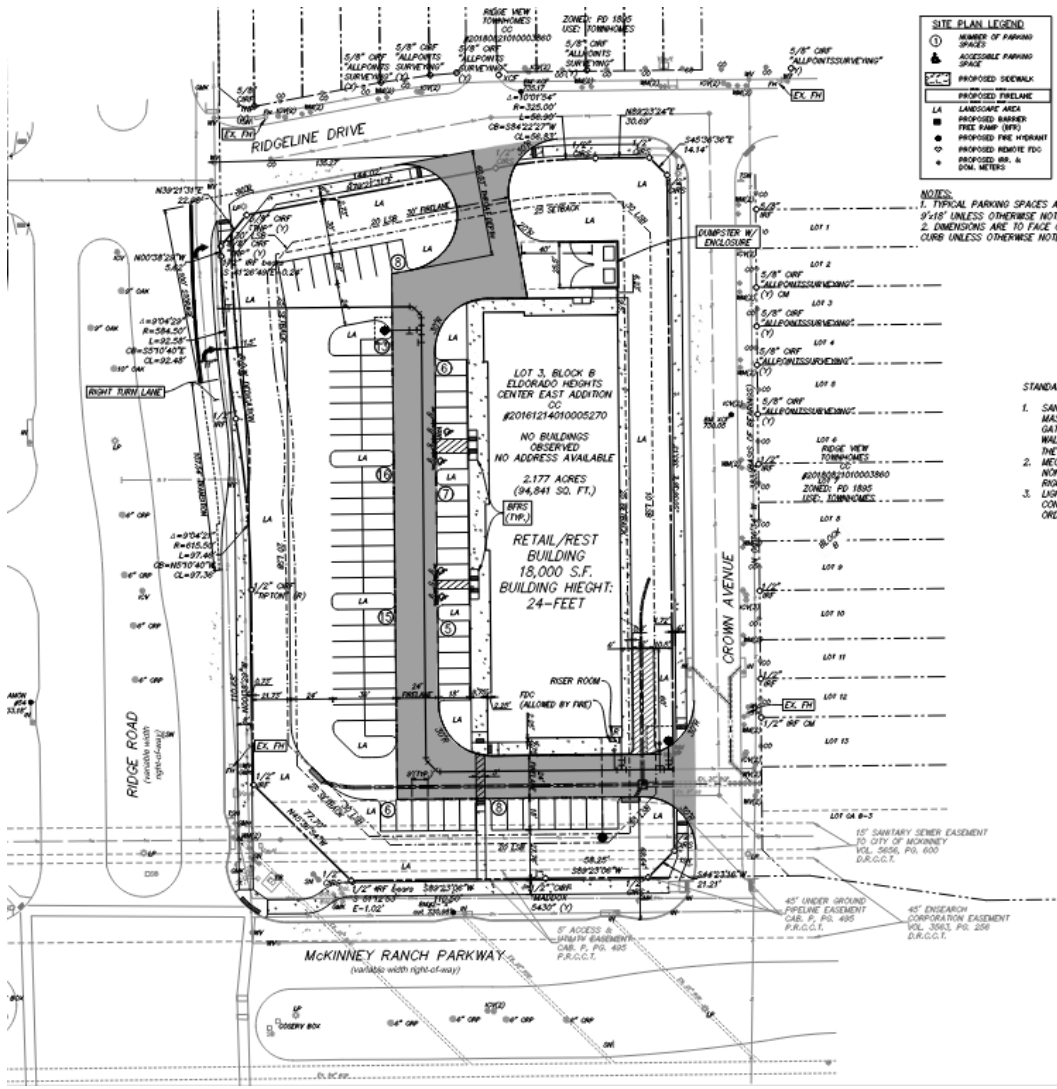
# Location Map



# Aerial Exhibit



# Proposed Site Plan



**SITE PLAN LEGEND**

- ① NUMBER OF PARKING SPACES
- Ⓜ ACCESSIBLE PARKING SPACE
- PROPOSED SIDEWALK
- PROPOSED FIRELINE
- LA LANDSCAPE AREA
- ▨ PROPOSED BARRIER FREE RAMP (BFR)
- PROPOSED FIRE HYDRANT
- PROPOSED MISC. EDC
- PROPOSED IRR. & DGM METERS

**NOTES:**  
 1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.  
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



**ABBREVIATION LEGEND**

PP	Power Pole	IRF	Iron Rod Found
GM	Guy Wire	IR	Iron Rod Set
MW	Manhole	IRW	Iron Rod Set w/ cap "IRW"
MS	Motor Valve	IRP	Iron Rod Found w/ cap
WP	Wingstone Pedestal	CC	Cast in Concrete Set
MM	Motor Meter	CC	Cast in Concrete Found
FM	Fire Hydrant	IR	Iron Rod
LP	Light Pole	IR	Iron Rod
CV	Control Valve	IR	Iron Rod
CO	Clown Out	IR	Iron Rod
AC	Air Conditioner	IR	Iron Rod
TV	Cable Tie	IR	Iron Rod
SB	Signal Box	IR	Iron Rod
SP	Signal Pole	IR	Iron Rod
SM	Sign	IR	Iron Rod
CM	Control Monument	IR	Iron Rod

- STANDARD NOTATION NOTES:**
- SANTARIUM CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANTARIUM CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**SITE DATA TABLE**

SITE DATA TABLE	
LOT 3, BLOCK B	
LOT SIZE	2.177 ACRES
	94,841.00 SF
EXISTING ZONING	PD 189S
BUILDING HEIGHT	24-feet
<b>USE / BUILDING AREA</b>	
SHOPPING CENTER	17,950 SF - 99.7%
RISER ROOM	50 SF - 0.3%
TOTAL	18,000 SF
<b>REQUIRED PARKING</b>	
PPING CENTER (1 PER 250 S.F.)	72 SPACES
TOTAL	72 SPACES
PARKING PROVIDED	84 SPACES
PROVIDED PARKING RATIO	1/215
HANDICAP REQUIRED	4 SPACES
HANDICAP PROVIDED	4 SPACES
COVERAGE	18.98%
IMPERVIOUS COVERAGE	62,523 SF - 65.9%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**SITE 2022-0077**  
**SITE PLAN**  
**LOT 3, BLOCK B, OF THE**  
**ELDORADO HEIGHTS CENTER**  
**EAST ADDITION**  
 BEING 2.177 ACRES OUT OF THE  
 G.A. FOOTE SURVEY, ABSTRACT NO. 310  
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 MAY 23, 2022

<b>OWNER:</b> MCKINNEY RANCH COMMERCIAL, L.L.C. 1353 HUNTINGTON DR. MCKINNEY, TX 75072 972-242-9099	<b>ENGINEER:</b> WHEELER & ASSOCIATES 4770 HILLSIDE BLVD, SUITE 215 DALLAS, TEXAS 75236 (972) 400-7000
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