



VICINITY MAP
NTS

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 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. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

LEGEND

- Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Address:	1500 Mercury Circle McKinney, Texas 75069 ML
Zoning:	Office/Warehouse
Proposed Use:	1.59 Acres (69,224 sf)
Lot Area:	Office 2,960 sf Warehouse 2,969 sf Warehouse 3,675 sf Total: 9,750 sf
Building 1 Areas:	13.87%
Building 2 Area:	0.13 : 1
Lot Coverage:	25'
Floor Area Ratio:	Office 1:400 (2,960/400) = 8 Spcs. Warehouse/Repair 1:4,000 (7,379/4,000) = 2 Spcs.
Building Height:	
Required Parking:	

Parking Required Total:	(10 Parking Spaces)
Parking Provided Total:	(11 Parking Spaces) 1 Handicap Spc.

IMPERVIOUS AREA = 29,674 SF

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT

GENERAL NOTES

- FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.
- ALL RADII ARE 3' UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- NO STORAGE IN WAREHOUSE SPACE TO BE OVER 12' HIGH.

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

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

Issue Dates:		Revisions:		Date:		<div><div>CROSS ENGINEERING CONSULTANTS</div><div>131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935</div></div>	SITE PLAN	LOT 6 OFFICE/WAREHOUSE	Nueces Site Contractors CITY OF MCKINNEY, TEXAS	Sheet No.
1	1		SP							
2	2									
3	3									
4	4									
5	5		Drawn By:	Checked By:	Scale:				Project No.	
6	6		C.E.C.I.	C.E.C.I.	1" = 30'				18058	

LOT 6 OFFICE/WAREHOUSE