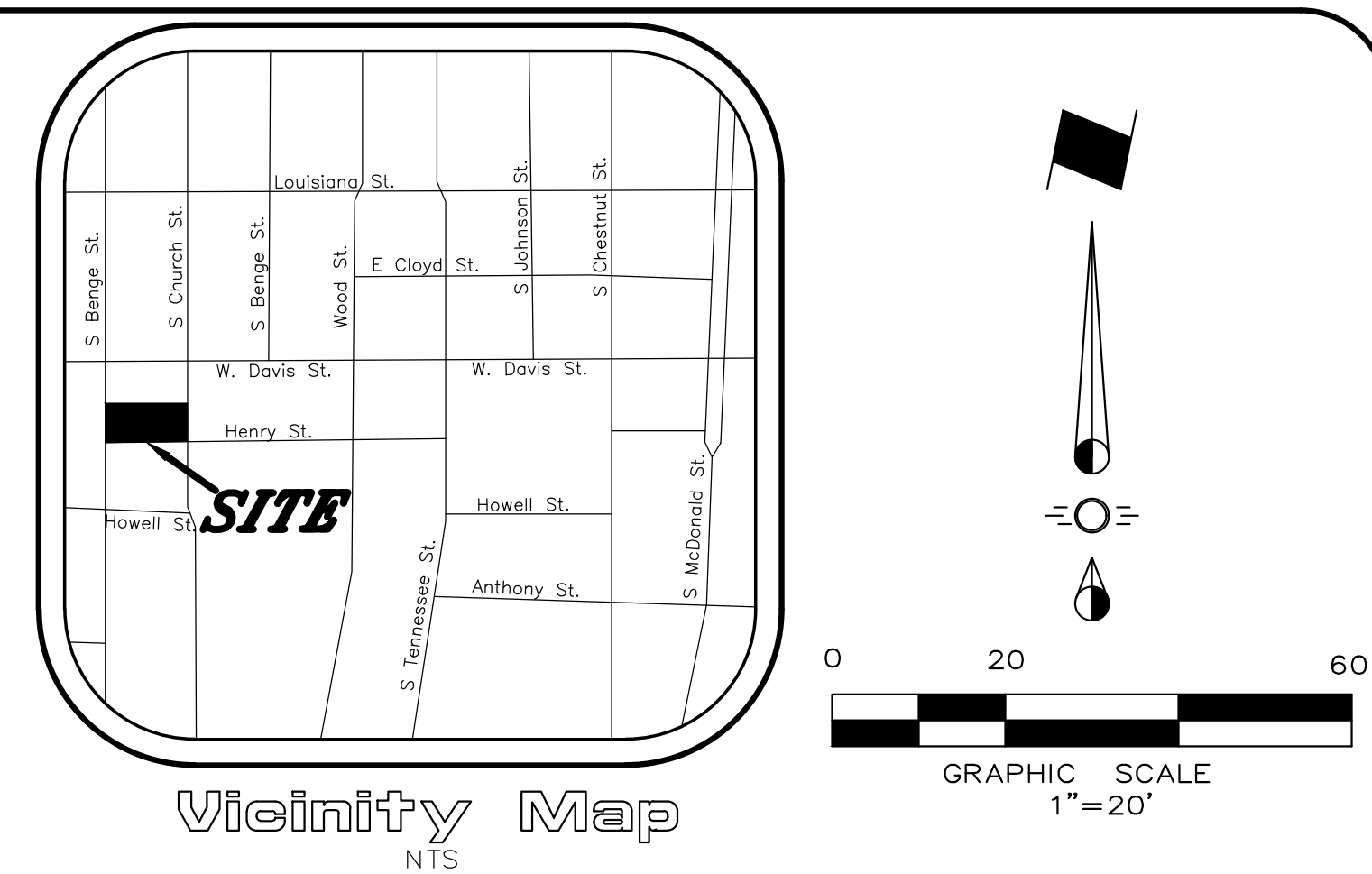
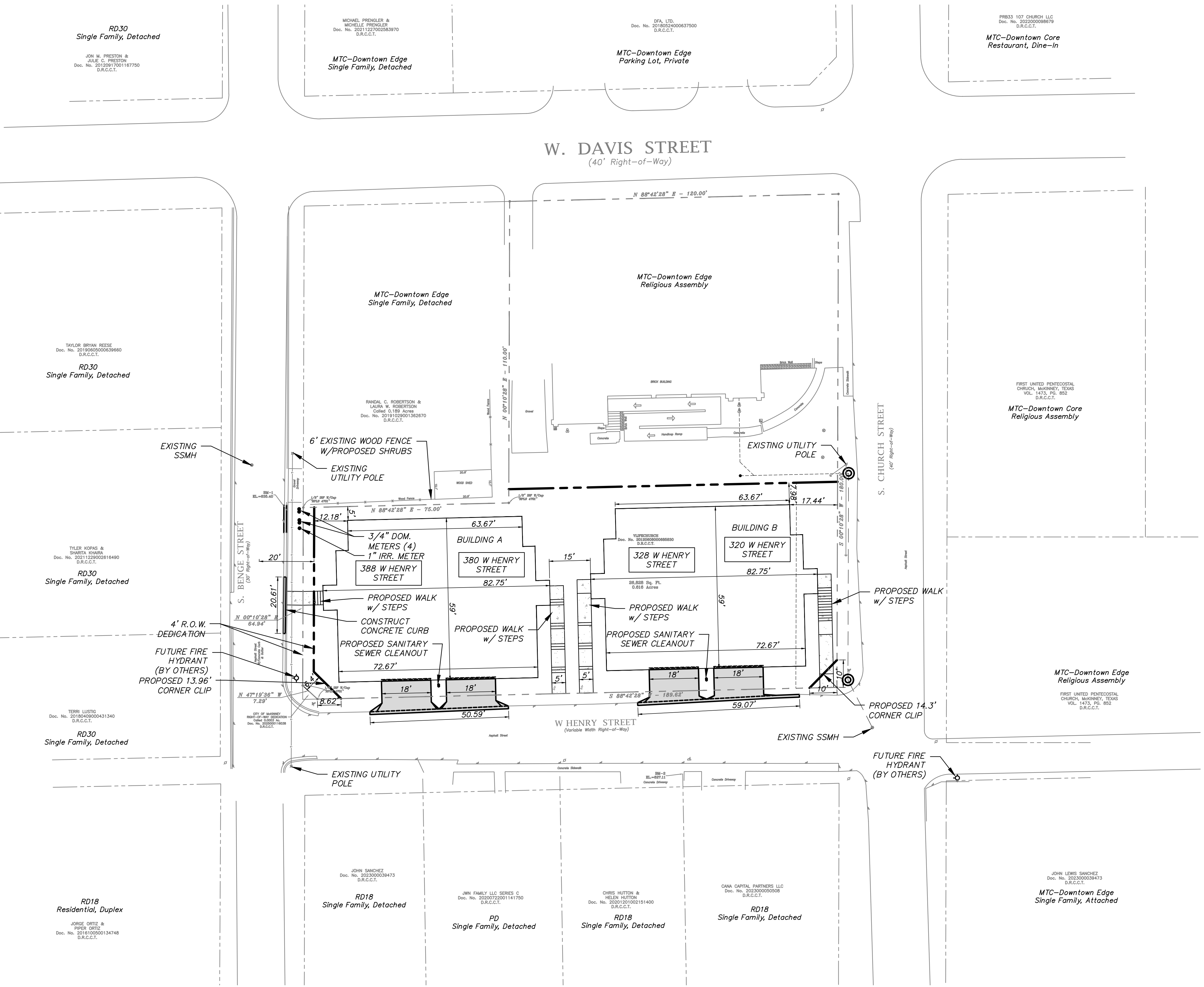




SYNOPSIS

Addresses: 320 W. Henry St.
328 W. Henry St.
380 W. Henry St.
388 W. Henry St.
McKinney, Texas 75069
MTC – Downtown Edge

Zoning: Multifamily
Proposed Use: Multifamily
Lot Area: 0.327 Acres (14,232 sf)

Building Area:
Building A: 4,225 SF
Building B: 4,225 SF

Lot Coverage: 29.68% (Total Bldg Area 4,225 sf)
Floor Area Ratio: 0.15 : 1
Building Height: 29'
Impervious Area: 9,830 SF

Parking Required (1 space / du) 4 Spaces
Parking Provided 4 Spaces

- LEGEND**
- Proposed Paving
 - Proposed Sidewalk
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

OWNER:
WIFECHURCH, INC.
301 W. Davis Street
McKinney, Texas 75069
Phone (972) 330-9247
Contact: Michael J. Connaway

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Note:
Mechanical and heating and air conditioning equipment for non-residential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential properties.

Note:
The sanitation container screening walls shall be brick masonry, stone masonry, or architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.

The lighting for the subject property shall be consulted and operated in conformance with Article 6: of the Unified Development Code.

SITE BENCHMARKS

BM-1 = "X" in top of a concrete curb on the east side of Bengé Street, 74'± north of the intersection of Henry Street and Bengé Street, 5.8'± west of the most westerly northwest property corner of the subject property.
Elev. = 635.40

BM-2 = "X" in a concrete driveway on the northeast edge of the driveway of 303 Henry Street on the south side of Henry Street, 3.8'± south of the asphalt edge of the street.
Elev. = 627.11

CITY BENCHMARK USED FOR CONTROL

COM-44 = City of McKinney Monument, an aluminum disc on concrete inlet approximately 1/3 mile East of St. Highway 5 on FM 546.
Elev. = 594.845

Issue Date	Description		1720 W. Virginia Street 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-5935	SITE2026-0012 (at least 72 hours prior to digging)		
1					SITE PLAN		Sheet No.
2					HENRY STREET DWELLINGS		SP
3					GEORGE C. FULLER CONTRACTING		
4					CITY OF MCKINNEY, TEXAS		
5							Project No.
6				25108			

HENRY STREET DWELLINGS