



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

**SYNOPSIS**

Address: 121, 129, & 131 S. Tennessee Street  
 McKinney, Texas 75069  
 MTC - Historic Core

Zoning: Church  
 Proposed Use: Church  
 Lot Area: 0.321 Acres (13,987 sf)

Building Areas:

Existing First Floor	5,595 sf
Proposed First Floor	7,808 sf
Proposed Second Floor	7,279 sf
Total Bldg Area:	20,682 sf

Lot Coverage: 95.82% (Bldg Footprint 13,403 sf)  
 Floor Area Ratio: 1.48 : 1  
 Building Height: 46'  
 Building Height: 4 Story Max  
 \*No Additional Parking Required

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 131 S. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Contact: Jon David Cross, P.E.

**ARCHITECT:**  
 Spurgin & Associates Architects  
 103 W. Louisiana St.  
 McKinney, Texas 75069  
 Phone (972) 562-5368  
 Contact: Kent Spurgin

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

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

**STOP!**  
**CALL BEFORE YOU DIG**



**CITY OF MCKINNEY STANDARD NOTES:**

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.

The Lighting for the subject property will be constructed and operated 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 7' In Height.

- BENCHMARKS:**
- COM-42 Standard City of McKinney Aluminum Disc in concrete on the west side of Woodlawn and north of U.S. Highway 380. Elev = 570.123
  - COM-44 Aluminum Disc on concrete inlet approximately 1/3 mile East of St. Highway 5 on FM Road 546. Elev = 594.845
  - BM-1 "X" in the southern edge of concrete sidewalk on the north side of East Davis Street and on the west side of South Johnson Street, 5.5'± west of the east end of the sidewalk. Elev = 617.98
  - BM-2 "X" in the top of concrete curb on the east side of South Tennessee Street, 178'± north of the south end of the south parking space on the east side. Elev = 623.08

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
 1720 W. Virginia Street  
 972.562.4409  
 McKinney, Texas 75069  
 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.  
 Checked By: C.E.C.I.  
 Scale: 1"=20'

**SITE PLAN**

**THE PARKS CHURCH**

**SPURGIN & ASSOCIATES ARCHITECTS**  
 CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
 Project No.  
 23001

THE PARKS CHURCH