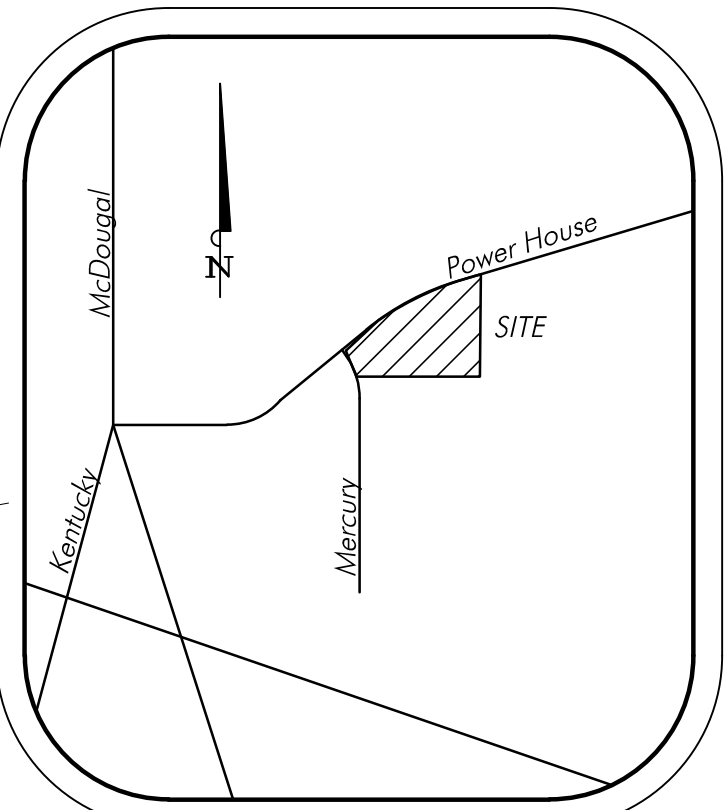
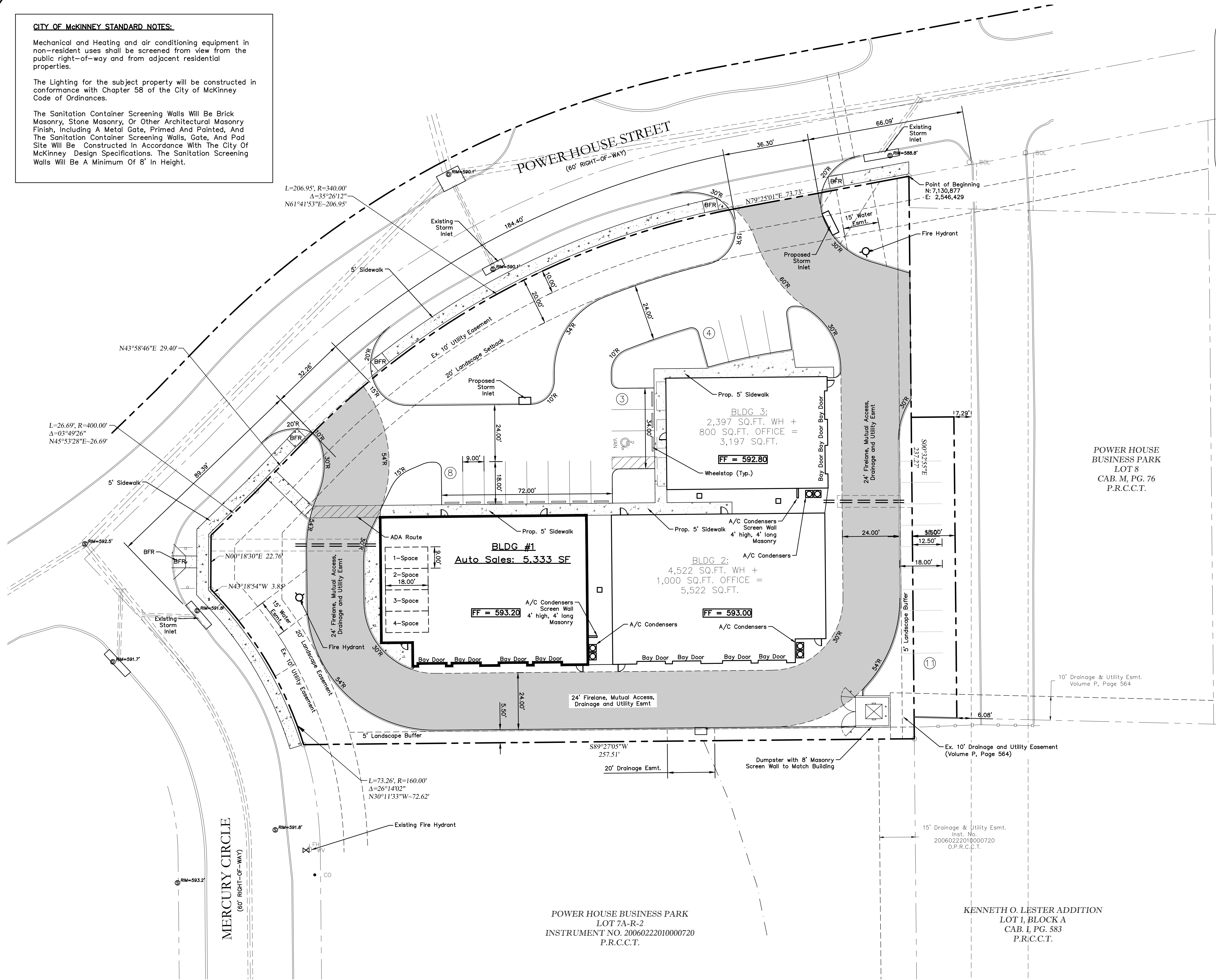


CITY OF MCKINNEY STANDARD NOTES:

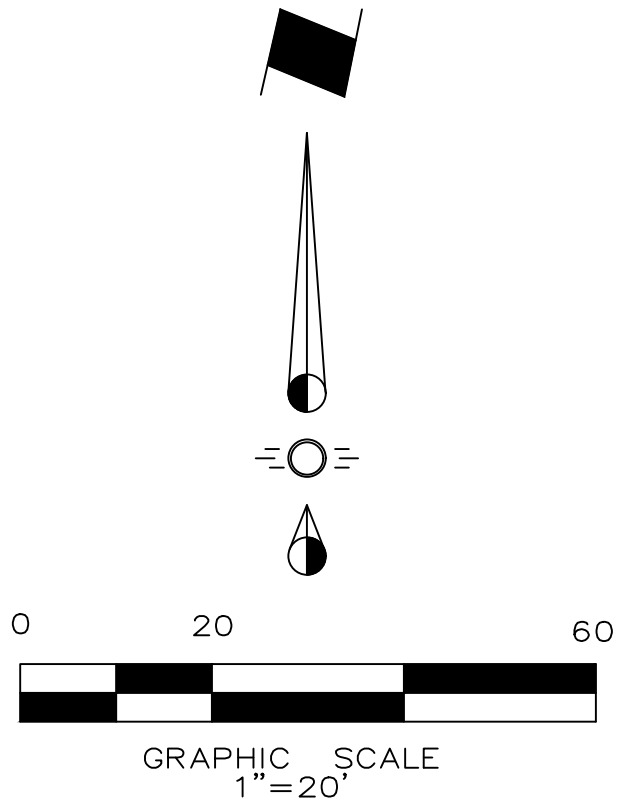
Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

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.



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address: 416 Powerhouse Drive
McKinney, Texas 75070
"ML" - Light Manufacturing (Ord. No. 1518)
Zoning: Warehouse, Office, Auto Sales
Proposed Use: Warehouse, Office, Auto Sales
Lot Area: 1.242 Acres (54,111 sf)
Building Areas:
Building 1 5,333 sf
Building 2 5,522 sf
Building 3 3,197 sf
Total Bldg Area: 14,052 sf
Lot Coverage: 03.85% (Total Bldg Area 14,052 sf)
Floor Area Ratio: 0.03 : 1
Building Height: 20'-8 1/4"
Impervious Area: 72.75% (39,364 sf)
Required Parking:
Office 1:400 (1,800/400) = 5 Spcs.
Warehouse 1:4,000 (6,919/4000) = 2 Spcs.
Auto Sales 1:750 (5,333/750) = 8 Spcs

Parking Required Total: (15 Parking Spaces)
Parking Provided Total: (15 Parking Spaces) 1 Handicap Spc.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT

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.

ARCHITECT:

OWNER:
DentRx USA LLC
414 Powerhouse Street
McKinney, Texas 75071
Contact: Randy Even
Phone (469) 216-9905

SURVEYOR:

WINDROSE
LAND SURVEYING/PLATTING
220 Elm Street, Suite 200
Lewisville, Tx. 75057
Phone (214) 217-2544
Contact: Jack Barton

CITY BENCHMARKS:

City of McKinney Reference Bench Marks
COM 40
Published Elev. = 656.576'
Measured Elev. per site datum = 656.796'
COM 41
Published Elev. = 592.415'
Measured Elev. per site datum = 592.649'

BENCHMARK:

Storm sewer manhole cover located within Power House Street, approximately 9' north and 8' west of the northeast corner of the subject property.
Elevation=588.80'

Issue Dates:	Revisions:	Date:
1 01/24/2019	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-3935
Drawn By: N.E. Checked By: C.E.C.L. Scale: 1" = 20'

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

SUP EXHIBIT		Sheet No.
SUP2025-008		SP
Power House Business Park		Project No. 18046
McKinney, Texas		