



1. FFE OF 100'-0" OF THIS PLAN REFERS TO CIVIL ELEVATION 624.60'.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
4. DO NOT SCALE DIMENSIONS FROM DRAWINGS, ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
5. REFER TO CIVIL AND LANDSCAPE DWGS FOR ALL INFORMATION REGARDING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO PAVING, GRADING, SITE DRAINAGE, PLANTINGS ECT.
6. EXISTING TREES TO REMAIN ON SITE SHALL BE PROTECTED DURING CONSTRUCTION.

SITE PLAN DATA SUMMARY TABLE	
ITEM	TOTAL
GENERAL SITE DATA	
ZONING	MTC - MCKINNEY TOWN CENTER
CHARACTER DISTRICT	DOWNTOWN CORE
USE REGULATION	LIBRARY
LOT AREA (WITHIN PROPERTY BOUNDARY, SF & ACRES)	81,550.08 SF; 2.30 ACRES
BUILDING FOOTPRINT AREA	19,016 SF
TOTAL BUILDING AREA	34,590 SF
BUILDING HEIGHT (# OF STORIES)	2
BUILDING HEIGHT (FEET - TALLER BUILDING ELEMENT)	40'-0"
LOT COVERAGE	23.3%
PARKING	
PER DOWNTOWN CORE CHARACTER DISTRICT REQUIREMENTS 2.2.5 PARKING & ACCESS, SECTION (B) REQUIRED OFF-STREET PARKING SPACES, EXISTING BUILDINGS REQUIRE NO OFF-STREET PARKING.	
SIGNAGE	
ALL BUILDING SIGNS TO COMPLY WITH CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE ARTICLE 5: SIGNS, ILLUMINATED SIGNS AND WALL SIGNS TO COMPLY, ALLOWABLE WALL SIGNS TO COMPLY PER PER FACE OF A SIGN SHALL NOT EXCEED ONE (1) HALF SQUARE FEET OF FACE AREA FOR EACH LINEAR FOOT OF BUILDING FRONTAGE; HOWEVER, UNDER ARTICLE 5, SECTION 5.03 FLEXIBILITY AND RELIEF PROCEDURES, A MEMORANDUM EXCEPTION, IN ORDER FOR THE SIGNAGE PROPOSALS COULD BE MADE TO BE CLEARLY NONCONFORMING TO THE REQUIREMENTS OF THIS ARTICLE, AND THUS NOT ALLOWABLE UNDER THESE REGULATIONS, HAVE OBVIOUS MERIT IN NOT ONLY BEING APPROPRIATE TO THE PARTICULAR SITE OR LOCATION, BUT ALSO IN MAKING A POSITIVE CONTRIBUTION TO THE VISUAL ENVIRONMENT. IN SUCH CASES, THE CHIEF BUILDING OFFICIAL MAY APPROVE A MEMORANDUM EXCEPTION, IF THE PROPOSAL MEETS CERTAIN CRITERIA OUTLINED IN THIS SECTION.	

— REMOVE EXISTING PAVING AND PREPARE SITE
FOR NEW CONSTRUCTION AS REQUIRED

— REMOVE EXISTING PAVING AND PREPARE SITE
FOR NEW CONSTRUCTION AS REQUIRED

— REMOVE EXISTING CREPE MYRTLES, HARDSCAPE, WATER FEATURE, AND RETAINING WALLS AS INDICATED, AND PREPARE SITE FOR REGRADING AS REQUIRED

RWB
12222 MERIT DR, STE 400
DALLAS, TX 75251

05/15/25

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05/15/25

ISSUE FOR CONSTRUCTION

AS1.00