

SITE PLAN NOTES

- 1. FFE OF 100'-0" IN THESE PLANS 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 LEGEND

EXISTING SITE TO REMAIN -OUT OF SCOPE

SITE DEMO SCOPE

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)	81,550.06 SF; 2.30 ACRES
BUILDING FOOTPRINT AREA	19,016 SF
TOTAL BUILDING AREA	34,590 SF
BUILDING HEIGHT (# OF STORIES)	2
BUILDING HEIGHT (FEET - TALLEST BUILDING ELEMENT)	40'-0"
LOT COVERAGE	23.3%
PARKING	
PER DOWNTOWN CORE CHARACTER DISTRICT REQUIREMENTS 7.2.5 PARKING & SERVICE ACCESS, SECTION (iii) REQUIRED OFF-STREET PARKING SPACES, EXISTING BUILDINGS REQUIRE NO OFF-STREET PARKING.	
SIGNAGE	
ALL BUILDING SIGNAGE TO COMPLY WITH CITY OF MCKINN ARTICLE 5: SIGNS. ILLUMINATED SIGNS AND WALL SIGNS T TOTAL AREA PER FACE OF A SIGN SHALL NOT EXCEED ON FACE AREA FOR EACH LINEAR FOOT OF BUILDING FRONTA SIGNS, SECTION 503 FLEXIBILITY AND RELIEF PROCEDURE IS POSSIBLE THAT SIGNAGE PROPOSALS COULD BE MADE NONCONFORMING TO THE REQUIREMENTS OF THIS ARTIC UNDER THESE REGULATIONS, HAVE OBVIOUS MERIT IN NC PARTICULAR SITE OR LOCATION, BUT ALSO IN MAKING A P VISUAL ENVIRONMENT. IN SUCH CASES, THE CHIEF BUILDIN MERITORIOUS EXCEPTION, IF THE PROPOSAL MEETS CER	O COMPLY. ALLOWABLE WALL SIGNS E AND ONE-HALF SQUARE FEET OF GE. HOWEVER, UNDER ARTICLE 5: S, A. MERITORIOUS EXCEPTIONS, IT THAT, WHILE CLEARLY LE, AND THUS NOT ALLOWABLE DT ONLY BEING APPROPRIATE TO THE OSITIVE CONTRIBUTION TO THE NG OFFICAL MAY APPROVE A

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

-SIX EXISTING TREES TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND CARE OF ALL EXISTING TREES TO REMAIN FOR DURATION OF PROJECT. INSTALL TREE PROTECTION FENCING AT DRIP LINE AROUND TREES TO REMAIN – 6' TALL CHAIN LINK FENCING WITH POSTS NO MORE THAN 6' APART, AND PROTECTIVE 6" MULCH LAYER OVER ROOT ZONE. INSTALL AUTOMATIC TEMPORARY IRRIGATION TO PROVIDE WATER TO TREES DURING CONSTRUCTION, AND FERTILIZE AS RECOMMENDED BY ARBORIST.

-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



City of McKinney

Roy and Helen Hall Library Renovation

PROJECT ADDRESS: 101 E Hunt Street, McKinney, TX 75069

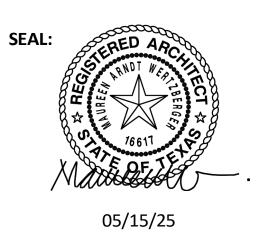
ARCHITECT: 720 DESIGN, INC. 9003 OAKPATH LANE DALLAS, TX 75243

CIVIL ENGINEERING: RLG 12001 N CENTRAL EXPY, STE 300 DALLAS, TEXAS 75243

MEP ENGINEER: RWB 12222 MERIT DR, STE 400 DALLAS, TX 75251 STRUCTURAL ENGINEER: RLG 12001 N CENTRAL EXPY, STE 300 DALLAS, TEXAS 75243 **TECHNOLOGY:** RWB

12222 MERIT DR, STE 400 DALLAS, TX 75251

ISSUE FOR CONSTRUCTION



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