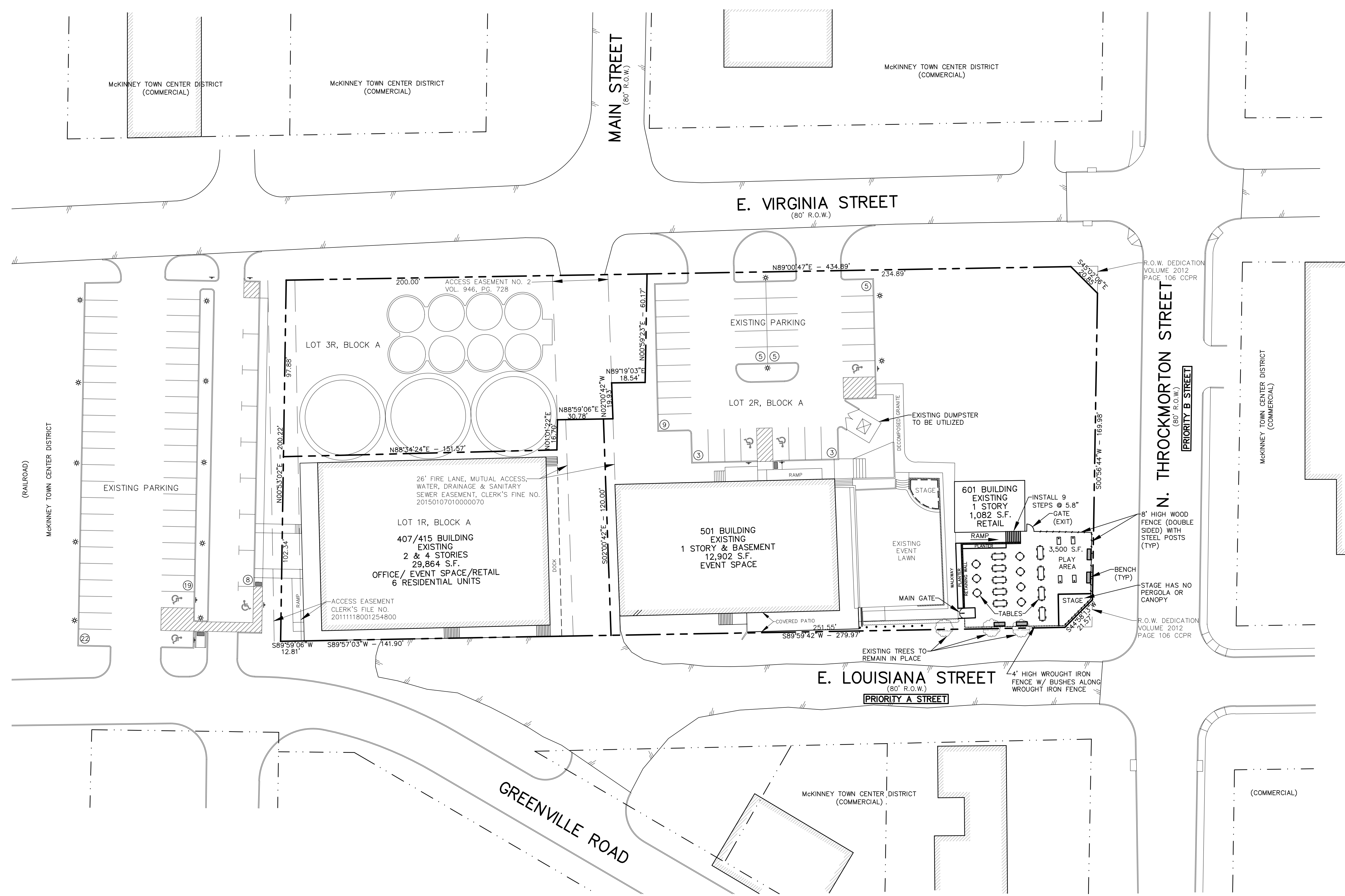


LOCATION MAP
MAPSCO 361G

SITE PLAN SUMMARY TABLE

EXISTING ZONING	MTC ZONING DISTRICT		
PROPOSED USE	RETAIL/EVENT SPACE/OFFICE/6 RESIDENTIAL UNITS		
TOTAL LOT AREA	2.0594		
LOT COVERAGE	LOT 1R	LOT 2R	LOT 3R
FLOOR AREA RATIO	0.43624 ACRE	1.20426 ACRE	0.4189 ACRE
IMPERVIOUS COVER	1.57:1	0.27:1	N/A
PARKING REQUIRED	13,812 SF / 72.7%	23,916 SF / 45.6%	N/A
PARKING PROVIDED	0		
	33		

NOTE:
3,500 S.F. OF LOT 2R TO BE IMPROVED WITH THIS SITE PLAN.



CITY OF MCKINNEY SITE PLAN NOTES

1. THE SANITATION CONTAINER SCREENING WALLS WILL 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.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING LIGHT STANDARD
- EXISTING SIGN
- EXISTING RETAINING WALL



SITE PLAN
FOR
MCKINNEY FLOUR MILL
BEING 2.0594 ACRES OF LAND
LOT 1R, 2R & 3R
BLOCK A
MCKINNEY FLOUR MILL ADDITION
THE WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: JAMES BRESNAHAN, HADDINGTON FUND, 407 E. LOUISIANA STREET, MCKINNEY, TEXAS 75069, (972) 369-6567
 APPLICANT: JAMES BRESNAHAN, HADDINGTON FUND, 407 E. LOUISIANA STREET, MCKINNEY, TEXAS 75069, (972) 369-6567
 ENGINEER: BROCKETTE, DAVIS & DRAKE, INC., 12377 MERIT DRIVE, STE. 1100, DALLAS, TEXAS 75251, (214) 824-3647

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