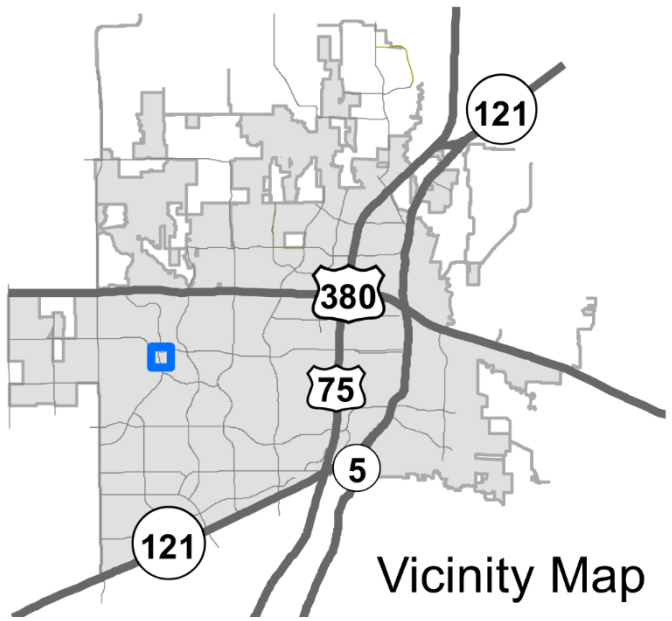
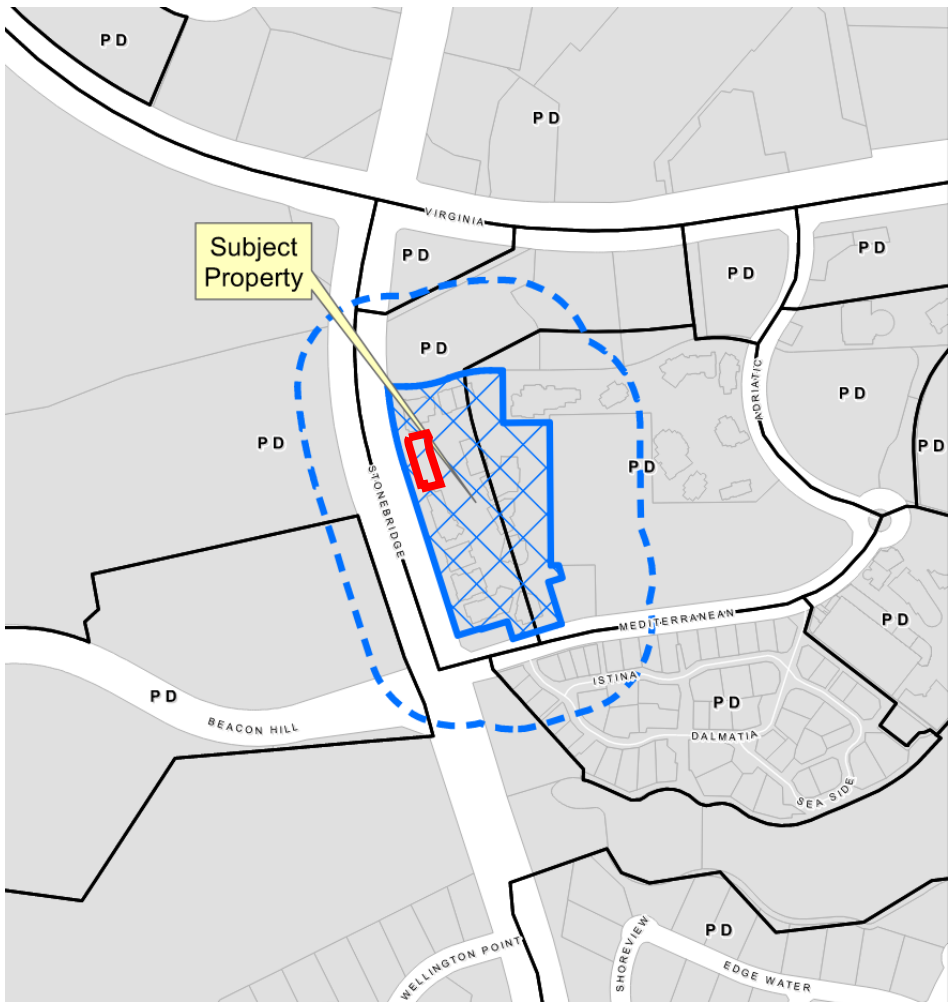


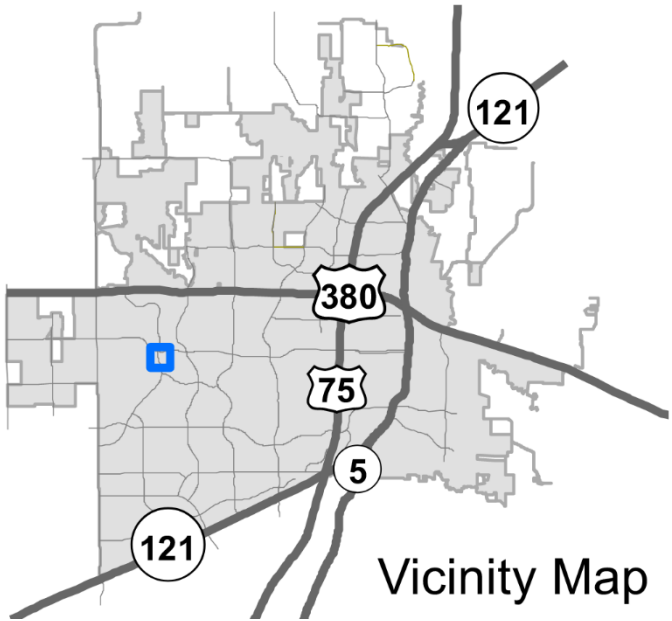
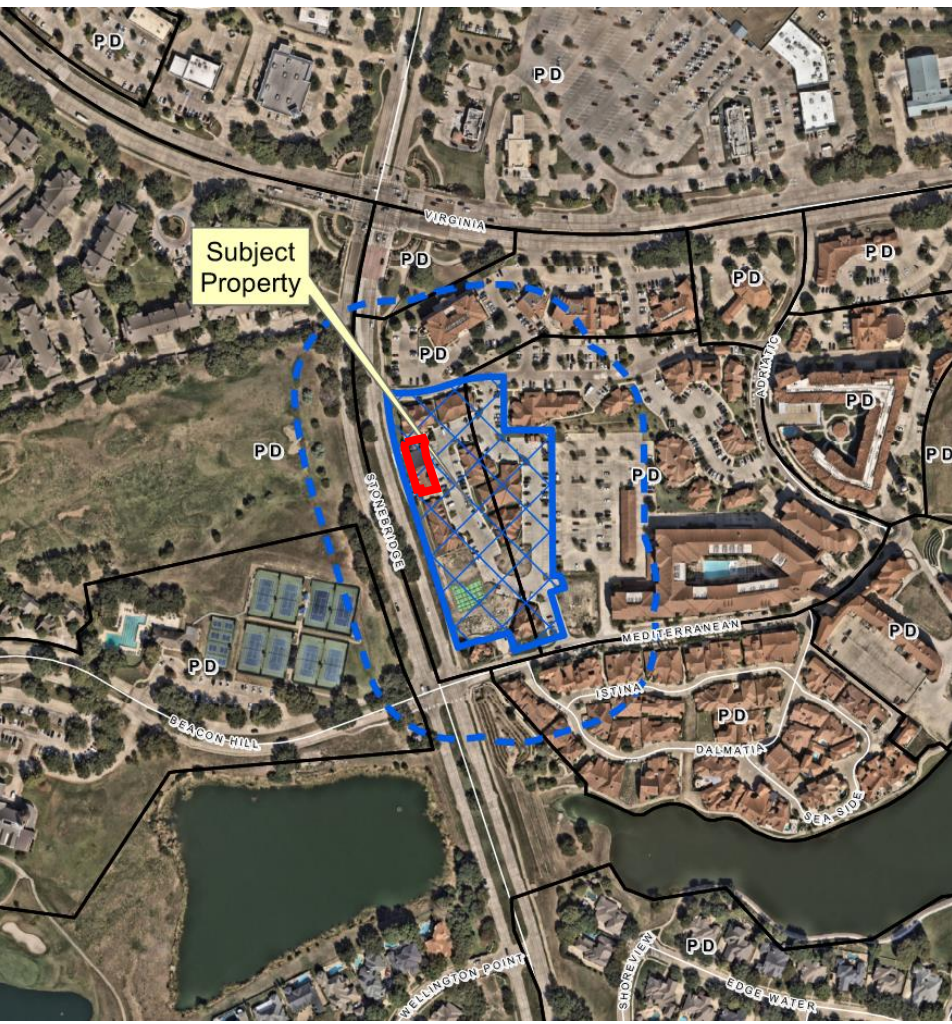
The Rook Rezone

24-0128Z

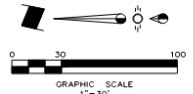
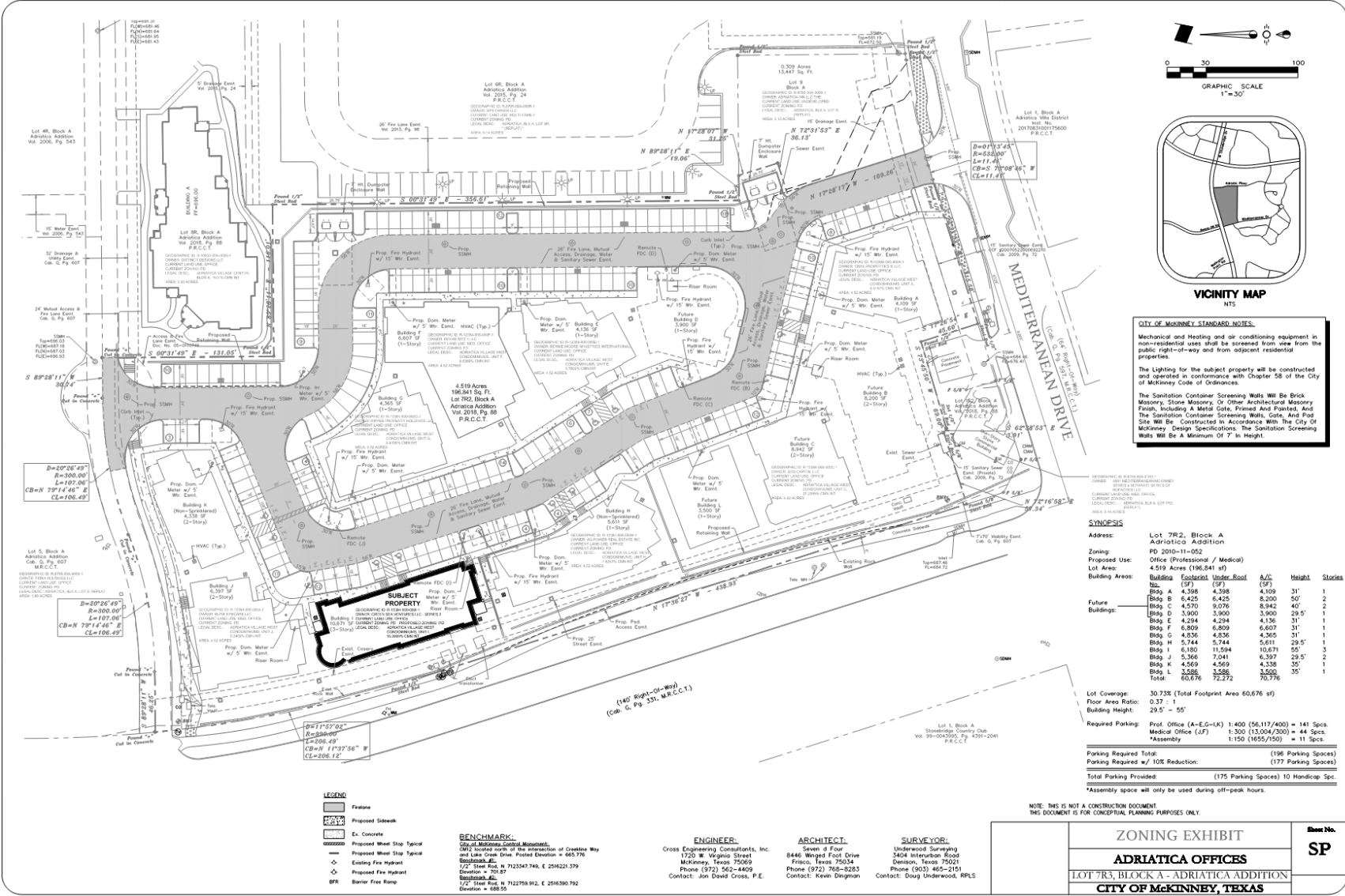
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



QTY. OF MCKINNEY STANDARD NOTES:
 Mechanical and Heating and/or 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, Fenced And Painted, And The Sanitation Container Screening Walls, Gate, And Post 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.

**Lot 7R2, Block A
 Adriatica Addition
 PD 2010-11-052
 4,519 Acres (196,841 sf)**

Building Area	Building Area (SF)	Footprint Area (SF)	Height (ft)	Stories
Building A	4,398	4,398	4,109	31'
Building B	6,425	6,425	8,200	50'
Building C	4,570	9,076	8,942	40'
Building D	3,900	3,900	3,900	29.5'
Building E	4,294	4,294	4,136	31'
Building F	6,809	6,809	6,603	31'
Building G	4,536	4,836	4,365	31'
Building H	5,744	5,744	5,611	29.5'
Building I	6,180	11,204	10,871	55'
Building J	5,366	7,041	6,397	29.5'
Building K	4,569	4,569	4,338	35'
Building L	3,586	3,586	3,500	35'
Total	60,676	72,272	70,776	

Lot Coverage: 30.73% (Total Footprint Area 60,676 sf)
 Floor Area Ratio: 0.37 : 1
 Building Height: 29.5' - 55'
 Required Parking: Prof. Office (A-E-G-I-K) 1:400 (56,117/400) = 141 Spcs.
 Medical Office (J-F) 1:300 (13,004/300) = 44 Spcs.
 Assembly 1:150 (16,501/150) = 11 Spcs.
 Parking Required Total: (196 Parking Spaces)
 Parking Required w/ 10% Reduction: (177 Parking Spaces)
 Total Parking Provided: (175 Parking Spaces) 10 Handicap Spc.
 *Assembly space will only be used during off-peak hours.

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

ZONING EXHIBIT

ADRIATICA OFFICES

LOT 7R2, BLOCK A - ADRIATICA ADDITION

CITY OF MCKINNEY, TEXAS

Sheet No.
SP

ADRIATICA OFFICES

- LEGEND**
- Feature
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Wheel Stop Type 1
 - Proposed Wheel Stop Type 2
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Fire Ramp

BENCHMARK:
 City of McKinney, Central Monument,
 City's Central Monument at the intersection of Creative Way
 and 17th Street, Stationing: 665.778
 17th Street E.L. = 712347.748, E. 204221.379
 Elevation = 708.87
 Stationing: 66.0
 1/2" Street Rod, N. 7122759.912, E. 204330.792
 Elevation = 688.05

ENGINEER:
 Cross Engineering Consultants, Inc.
 1725 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Contact: Kevin Dingman

ARCHITECT:
 Seven of Four
 8446 Wingo Road
 Denton, Texas 76201
 Phone (972) 768-8285
 Contact: Kevin Dingman

SURVEYOR:
 Underwood Surveying
 3404 Intercession Road
 Denton, Texas 76201
 Phone (903) 465-2151
 Contact: Deay Underwood, RPLS

