



PHASE 1 SUMMARY CHART	
LOT AREA:	3,312 AC - 144,249 SF
BUILDING SQUARE FOOTAGE:	32,200 SF
PROFESSIONAL:	16,100 SF (14 SUITES)
MEDICAL:	16,100 SF (14 SUITES)
LOT COVERAGE:	22.3%
FLOOR AREA RATIO:	0.223
TOTAL PARKING REQ'D:	
PROFESSIONAL (1 SPC/400 SF)	16,100/400 = 41 SPACES
MEDICAL (1 SPC/300 SF)	16,100/300 = 54 SPACES
TOTAL REQUIRED:	95 SPACES
PARKING PROVIDED:	132 SPACES

PHASE 2 SUMMARY CHART	
LOT AREA:	2,187 AC - 95,250 SF
BUILDING SQUARE FOOTAGE:	23,000 SF
PROFESSIONAL:	11,500 SF (10 SUITES)
MEDICAL:	11,500 SF (10 SUITES)
LOT COVERAGE:	24.1%
FLOOR AREA RATIO:	0.241
TOTAL PARKING REQ'D:	
PROFESSIONAL (1 SPC/400 SF)	11,500/400 = 29 SPACES
MEDICAL (1 SPC/300 SF)	11,500/300 = 39 SPACES
TOTAL REQUIRED:	68 SPACES
PARKING PROVIDED:	87 SPACES

- NOTES**
- NO PROTECTED TREES ON-SITE.
 - 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'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY CHART	
ZONING:	SUBURBAN OFFICE
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE DEVELOPMENT
LOT AREA:	5,498 AC - 239,499 SF
IMPERVIOUS AREA:	170,464 SF (71%)
BUILDING SQUARE FOOTAGE:	55,200 SF
PROFESSIONAL:	27,600 SF (24 SUITES)
MEDICAL:	27,600 SF (24 SUITES)
BUILDING HEIGHTS (FEET & STORIES):	24' - 1 STORY
LOT COVERAGE:	23.0%
FLOOR AREA RATIO:	0.230
TOTAL PARKING REQ'D:	
PROFESSIONAL (1 SPC/400 SF)	27,600/400 = 69 SPACES
MEDICAL (1 SPC/300 SF)	27,600/300 = 92 SPACES
TOTAL REQUIRED:	161 SPACES
PARKING PROVIDED:	219 SPACES
HANDICAP PARKING REQUIRED:	7 SPACES
HANDICAP PARKING PROVIDED:	14 SPACES

5.498 Acres
239,499 sf

SITE PLAN COLLIN MCKINNEY COMMERCIAL ADDITION BLOCK A, LOT 1 CRAIG RANCH OFFICE PARK

ELIAS ALEXANDER SURVEY, ABST. 18
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Applicant: Cloudloft Investments
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Engineer: Binkley & Barfield | C&P, Inc.
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800
Contact: Kyle Bennett

Cloudloft Investments - Cloudloft Ranch Office - Cloudloft Ranch Office - Cloudloft Ranch Office - Cloudloft Ranch Office - Cloudloft Ranch Office

DATE: _____

REV: _____

Binkley & Barfield | C&P
consulting engineers

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Firm Registration #F-3185

SITE PLAN
CRAIG RANCH OFFICE PARK
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Scale: 1" = 30'

Date: SEP. 2014

Job No.: BC14053

App.:

Description:

Sheet No: 1