



VICINITY MAP
NTS

- LEGEND**
- ▭ Filene
 - ▨ Proposed Retaining Wall
 - ⊕ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - ▤ Proposed Sidewalk (Public ROW)

SYNOPSIS

Address: SEC of Ridge Road and US HWY 380
 McKinney, Texas 75070
Zoning: B2
Proposed Use: Retail
Lot Area: 0.97 Acres (42,318 sf)
Building Areas: Building 8,026 sf
 Total Bldg Area: 8,026 sf
Lot Coverage: 19.0% (Total Bldg Area 8,026 sf)
Floor Area Ratio: 0.19 : 1
Building Height: 28'-10"

Required Parking: Retail 1:250 (8,026/250) = 33 Spcs.

Parking Required Total: (33 Parking Spaces)
Parking Provided Total: (34 Parking Spaces) 2 Handicap Spc.

CITY OF MCKINNEY STANDARD NOTES.

Mechanical and Heating and air conditioning equipment in non-resident 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 in conformance with Chapter 36 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, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pod Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

ENGINEER:
 Cross Engineering Consultants, Inc.
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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas FE Perm No. T-5915

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=30'

SITE PLAN

SEC US HWY 380 and Ridge Road

RDB Capital, LLC
 McKinney, Texas

Sheet No.
SP
Project No.
17071

SEC US HWY 380 & RIDGE ROAD