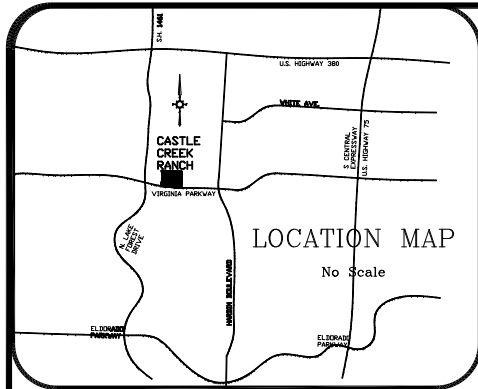


D:\Land Projects_2004\Jobs_07012-RICHARDSON-ASHLEY\Correspondence\SITE PLAN SUBMITTALS_2011-06-17\SITE PLAN SUBMITTALS_2011-06-17\RESORT SITE PLAN.mxd - PET RESORT SITE PLAN.mxd - 6/17/2011 3:43:43 PM
 © Copyright 2002 thru 2011 January Consultants, Inc.



LOT 1, BLOCK A
OF
MINOR PLAT
CASTLE CREEK RANCH

39.91 ACRES
JAMES HERNDON SURVEY, ABSTRACT NO. 391,
and M. V. BAILEY SURVEY, ABSTRACT NO. 36
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
Recorded February, 23, 2011
Vol. 2011, Pg. 48

SITE AND BUILDING DATA
AG DISTRICT

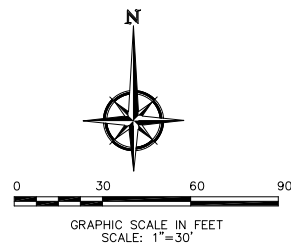
PRINCIPLE PERMITTED USE KENNEL-Animal Boarding (Outside Runs)

ZONING REGULATION	AG PROVIDED
PROPOSED USE:	KENNELS WITH OUTSIDE RUNS
SUBJECT PROPERTY AREA	1.94 Ac.
LOT WIDTH	±234 FT.
LOT DEPTH	±368 FT.
BUILDING HEIGHT	22 FT.
FRONT YARD	35 FT.
REAR YARD	35 FT.
SIDE YARD	20 FT.
CORNER SIDE YARD	25 FT.
LOT COVERAGE	N.A.
FLOOR AREA RATIO	N.A.

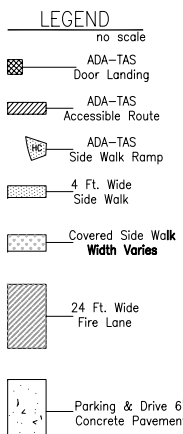
PARKING FOR KENNELS WITH OUTSIDE RUNS
Parking for kennels with outside runs requires one parking space for every eight animals pursuant to maximum occupancy. Maximum Occupancy shall be defined as the number of individual units providing sleeping quarters.

PARKING REQUIRED	PARKING PROVIDED
KENNELS 5	KENNELS 7
ADA/TAS 1	ADA/TAS 1
TOTAL 6	TOTAL 8

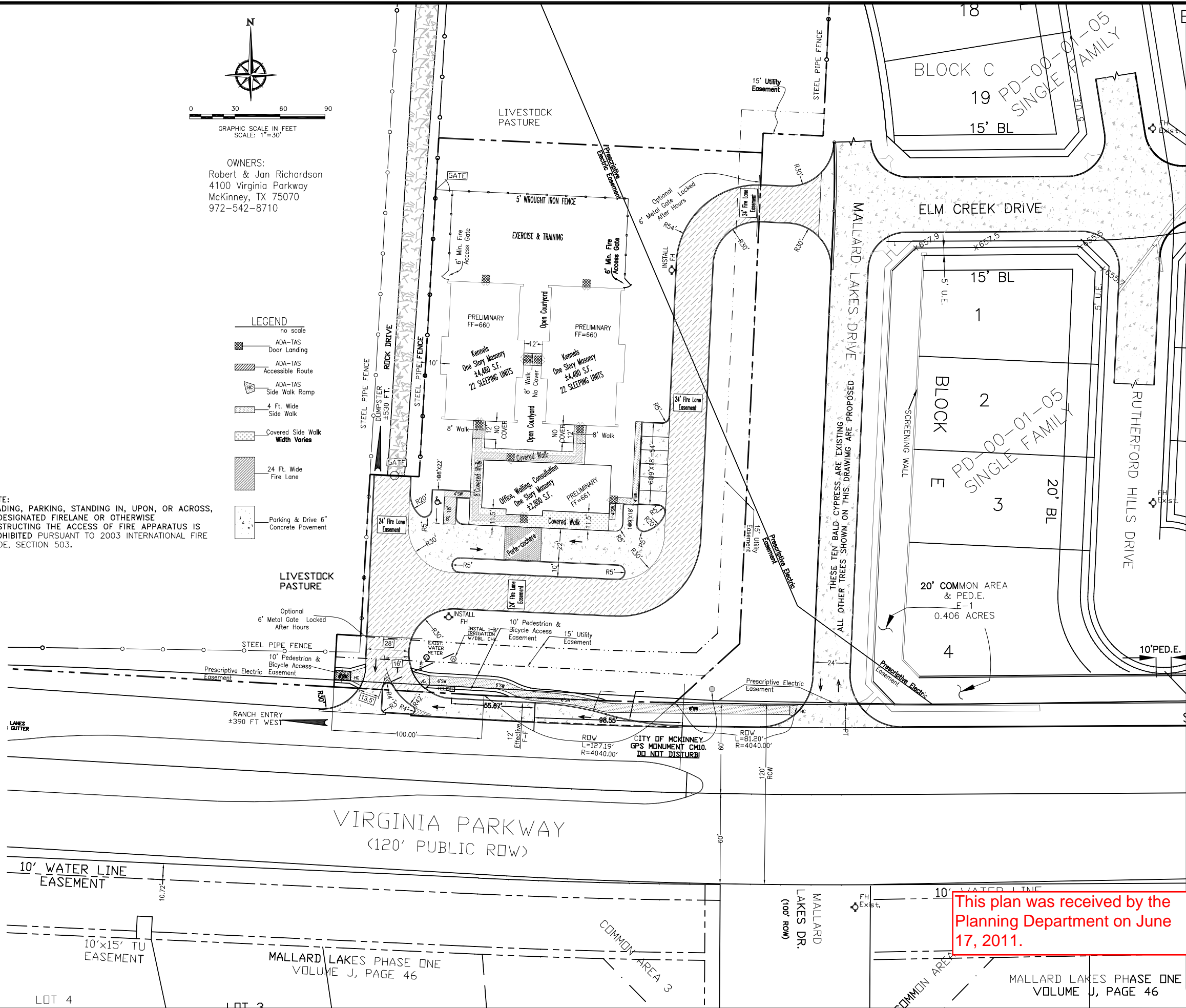
- The Pet Resort will use the Sanitation Container (Dumpster) that has been serviced by the City of McKinney continuously since 1988. This Dumpster is adequate for the needs of the 39.91 acre Castle Creek Ranch including the Pet Resort. The Dumpster is located 530 Ft. north along the rock drive at the Stables & Tack Structure.
- 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.
- The lighting for the subject property will be constructed in conformance with CHAPTER 58 LIGHTING of the City of McKinney Code of Ordinance
- All deliveries other than postal services are received at the Ranch Office and must be scheduled ahead of time. All supplies are stored in, or about, the structures clustered in the Ranch Yard. No loading space is needed at the Pet Resort because occupants at that location can receive only items delivered by postal-shipping personnel or by courier.
- No overhead bay doors are proposed for the Subject Property.




OWNERS:
Robert & Jan Richardson
4100 Virginia Parkway
McKinney, TX 75070
972-542-8710



NOTE:
LOADING, PARKING, STANDING IN, UPON, OR ACROSS,
A DESIGNATED FIRELANE OR OTHERWISE
OBSTRUCTING THE ACCESS OF FIRE APPARATUS IS
PROHIBITED PURSUANT TO 2003 INTERNATIONAL FIRE
CODE, SECTION 503.



This plan was received by the Planning Department on June 17, 2011.

REVISIONS NO. DATE	DESIGN BY: M.K.J.	DRAWN BY: M.K.J.	SCALE: H: 1"=30' V: N.A.	DATE
CASTLE CREEK PET RESORT 4100 VIRGINIA PARKWAY MCKINNEY, TEXAS SITE PLAN 1.94 AC.				
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MELVIN K. JANUARY, P.E. 36328  06/17/2011				
January Consultants Inc. 2407 SHADDOX LANE MCKINNEY, TEXAS 75070 (972)562-1394 - FAX (972)562-9918 e-mail: mkjanuary@aol.com JOB #072012.00 JUNE, 2007 City File 11-082SP				
SHEET No. 1 OF 2				