



- LEGEND**
- Firelane
  - Proposed Sidewalk
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - BFR** Barrier Free Ramp

**SYNOPSIS**

Zoning:	Planned Development No. 1563
Proposed Use:	Auto Repair Shop
Lot Area:	2.229 Acres (97,095 sf)
Building Areas:	Office Space 3,432
	Service Area 14,177 sf
	<b>Total Bldg Area: 17,609 sf</b>
Lot Coverage:	17.57% (Total Bldg Area 17,609 sf)
Floor Area Ratio:	0.18 : 1
Building Height:	26'-0"
Required Parking:	Office 1:400 (3,432/400) = 9 Spcs.
	Service Bays 2:1 (11*2) = 22 Spcs.
	Overnight Storage 1:1 (11*1) = 11 Spcs.
	Loading Spaces = 2 Spcs.
<b>Parking Required Total:</b>	<b>42 Parking Spaces</b>
<b>Parking Provided Total:</b>	<b>94 Parking Spaces (2 Accessible Spcs.)</b>
	<b>2 Loading Spaces</b>

**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 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, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad 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.

**BENCHMARK:**  
 Benchmarks:  
 Found TXDOT brass disc +/-256' South of the southwest corner of Lot 5, Block 1, Sandshell Commercial Addition. Elevation = 651.86  
 Found X cut in concrete at the southwest corner of Lot 5, Block 1, Sandshell Commercial Addition (Shown Hereon). Elevation = 652.77

Issue Dates:	Revisions:	Date:
1 12/14/2015	1	
2 12/22/2015	2	
3 01/06/2016	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St. McKinney, Texas 75069  
 972.562.4409 Texas P.E. Firm No. P-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

**SITE PLAN**

CALIBER COLLISION - NE MCKINNEY

CROSS DEVELOPMENT, INC.

CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
Project No.  
15112

**RECEIVED**  
 By Planning Department at 12:16 pm, Jan 07, 2016

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

CALIBER COLLISION - NE MCKINNEY SITE PLAN