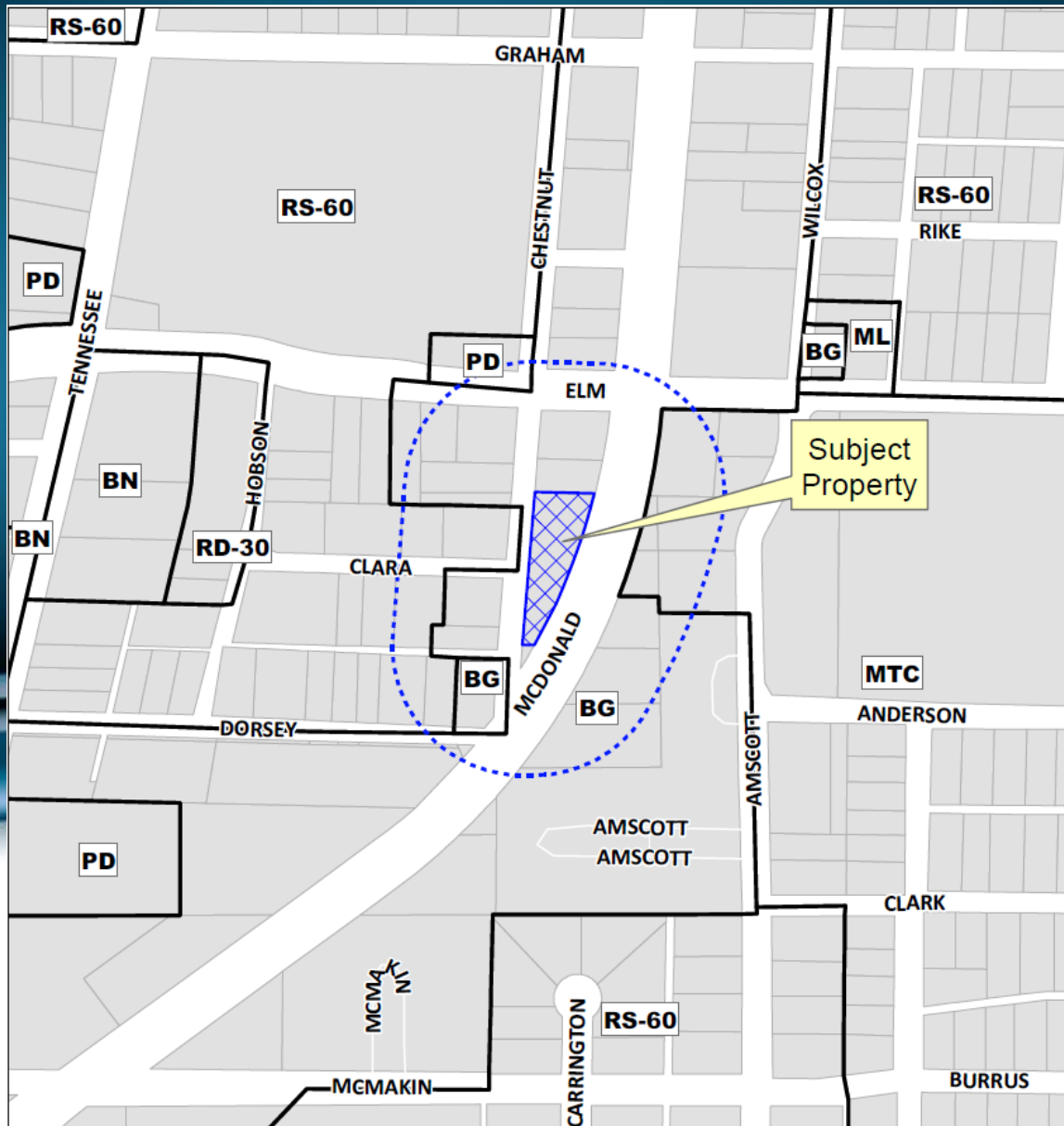


Case No. 13-206SP

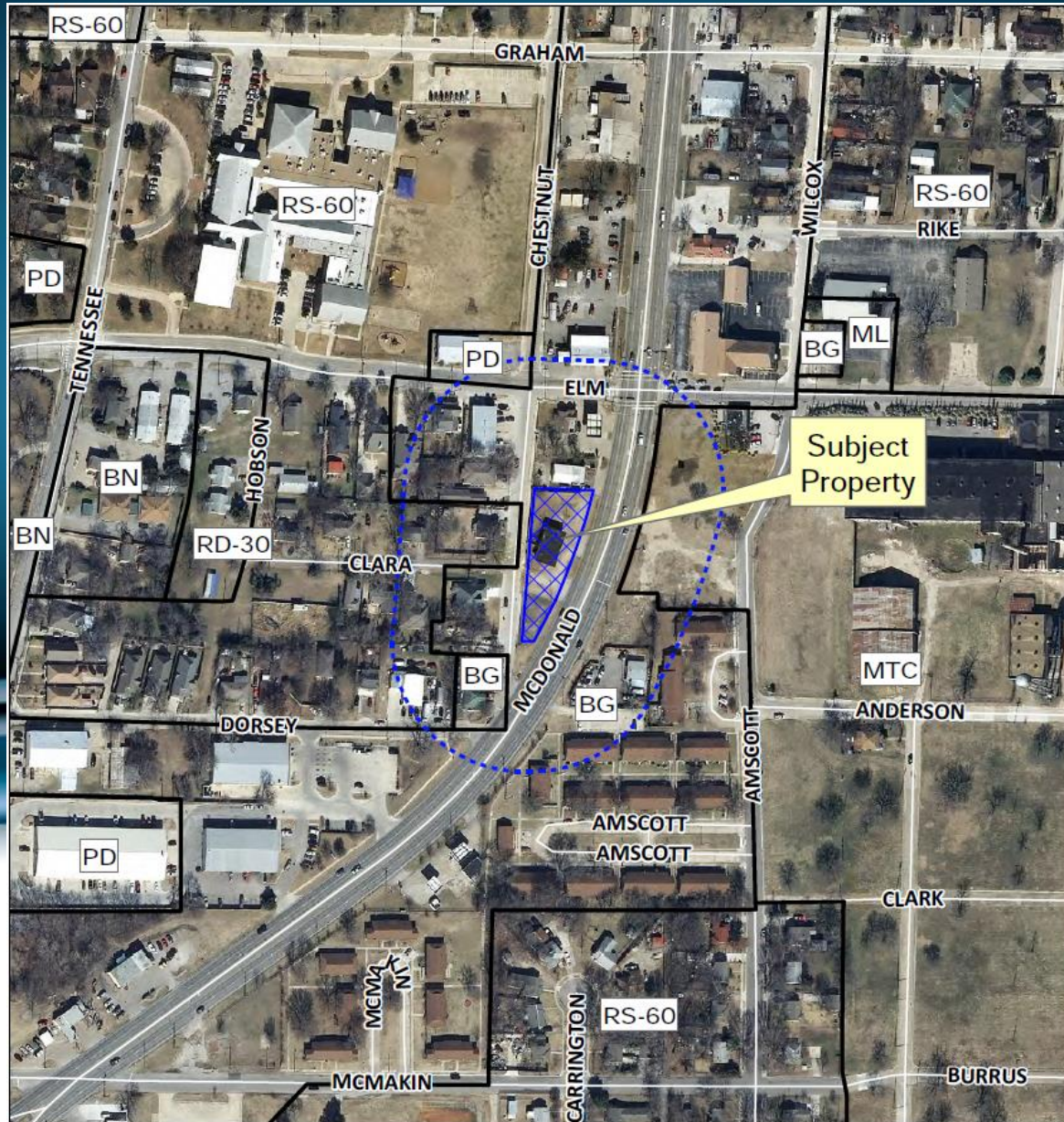
Tovi Motors Site Plan



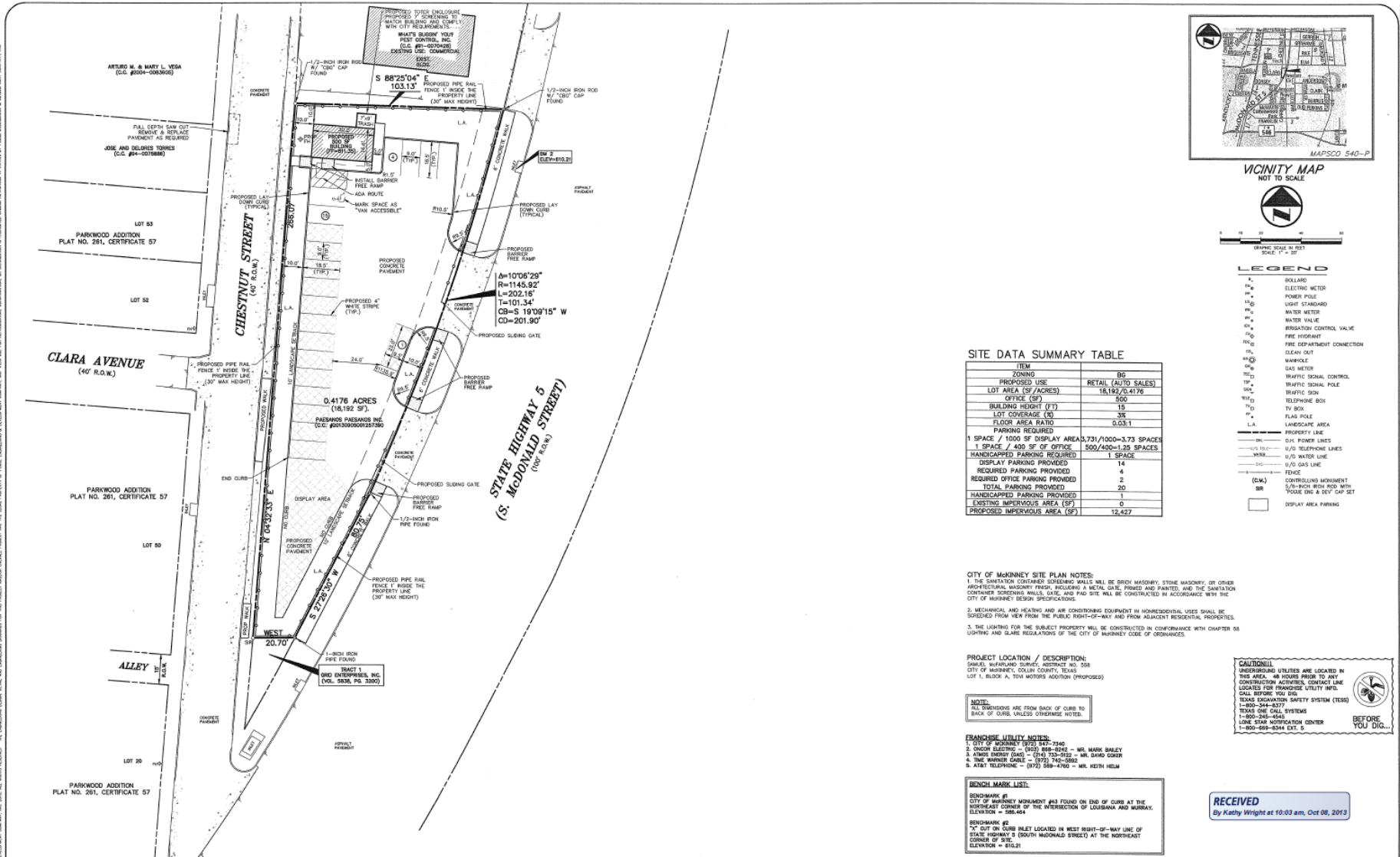
Location Map



Aerial Exhibit



Proposed Site Plan



LEGEND

- 1. BOLLARD
- 2. ELECTRIC METER
- 3. POWER POLE
- 4. LIGHT STANDARD
- 5. WATER METER
- 6. WATER VALVE
- 7. IRRIGATION CONTROL VALVE
- 8. FIRE HYDRANT
- 9. FIRE DEPARTMENT CONNECTION
- 10. CLEAN OUT
- 11. MANHOLE
- 12. GAS METER
- 13. TRAFFIC SIGNAL CONTROL
- 14. TRAFFIC SIGNAL POLE
- 15. TRAFFIC SIGN
- 16. TELEPHONE BOX
- 17. TV BOX
- 18. FLAG POLE
- 19. LANDSCAPE AREA
- 20. PROPERTY LINE
- 21. 24" POWER LINES
- 22. 10" TO 24" TELEPHONE LINES
- 23. 18" WATER LINE
- 24. 10" GAS LINE
- 25. FENCE
- 26. CONTROLLING SURFMENT
- 27. 1/2-INCH IRON ROD WITH 3/4" END & 1/2" CAP SET
- 28. DISPLAY AREA PARKING

SITE DATA SUMMARY TABLE

ITEM	AMOUNT
ZONING	BG
PREPROPOSED USE	RETAIL (AUTO SALES)
LOT AREA (SQ. FEET)	18,192/0.4176
OFFICE (SF)	500
BUILDING HEIGHT (FT)	15
LOT COVERAGE (%)	3%
FLOOR AREA RATIO	0.031
PARKING REQUIRED	
1 SPACE / 1000 SF DISPLAY AREA	3.731/1000=3.73 SPACES
1 SPACE / 400 SF OF OFFICE	500/400=1.25 SPACES
DISPLAY PARKING PROVIDED	14
REQUIRED PARKING PROVIDED	4
REQUIRED OFFICE PARKING PROVIDED	2
TOTAL PARKING PROVIDED	20
HANDICAPPED PARKING PROVIDED	1
EXISTING IMPERVIOUS AREA (SF)	0
PROPOSED IMPERVIOUS AREA (SF)	12,427

CITY OF MCKINNEY SITE PLAN NOTES:

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY TYPES, INCLUDING A METAL GATE, FINISH AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL 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 AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:

SMALL BUSINESS OFFICE DISTRICT NO. 558
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1, BLOCK A, TOVI MOTORS ADDITION (PROPOSED)

NOTE:

ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

FRANCHISE UTILITY NOTES:

- CITY OF MCKINNEY (972) 347-7340
- AT&T CENTRAL OFFICE (972) 347-7340
- AT&T ENERGY (940) (940) 333-9122 - MR. DAVID GORR
- THE WINDYER GABLE - (972) 743-8882
- AT&T TELEPHONE - (972) 588-4760 - MR. KEITH NELSON

BENCHMARK LIST:

- BENCHMARK #1: CITY OF MCKINNEY #13 FOUND ON END OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOUISIANA AND MCKINNEY. ELEVATION = 288.454
- BENCHMARK #2: 10" O/D ON CURB INLET LOCATED IN WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 5 (SOUTH McDONALD STREET) AT THE NORTHEAST CORNER OF SITE. ELEVATION = 812.2

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCALITIES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EDUCATION SAFETY SYSTEM (TESS) 1-800-344-4377
TEXAS GAS CALL SYSTEMS 1-800-240-4545
LOUISIANA NOTIFICATION CENTER 1-800-688-8344 EXT. 0

RECEIVED
By Kathy Wright at 10:03 am, Oct 08, 2013

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	MLM		
DRAWN	MLM		
APP	MLM		

DEVELOPER
MR. ELLIOTT BRADLEY
BRADCO INTERESTS, INC.
1700 REEBOLD BOULEVARD, SUITE 115
MCKINNEY, TEXAS 75070
(972) 569-8227 PHONE
BIBRAD@AOL.COM

PROJECT INFORMATION
TOVI MOTORS
BLOCK A, LOT 1, TOVI MOTORS ADDITION
CITY OF MCKINNEY, TEXAS
SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
PROPOSED USE: AUTO SALES
ZONING: "BG" GENERAL BUSINESS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW UNDER THE ATLAS ACT OF TEXAS. IT IS NOT TO BE USED FOR CONSTRUCTION, DESIGN OR FOR ANY PURPOSE.

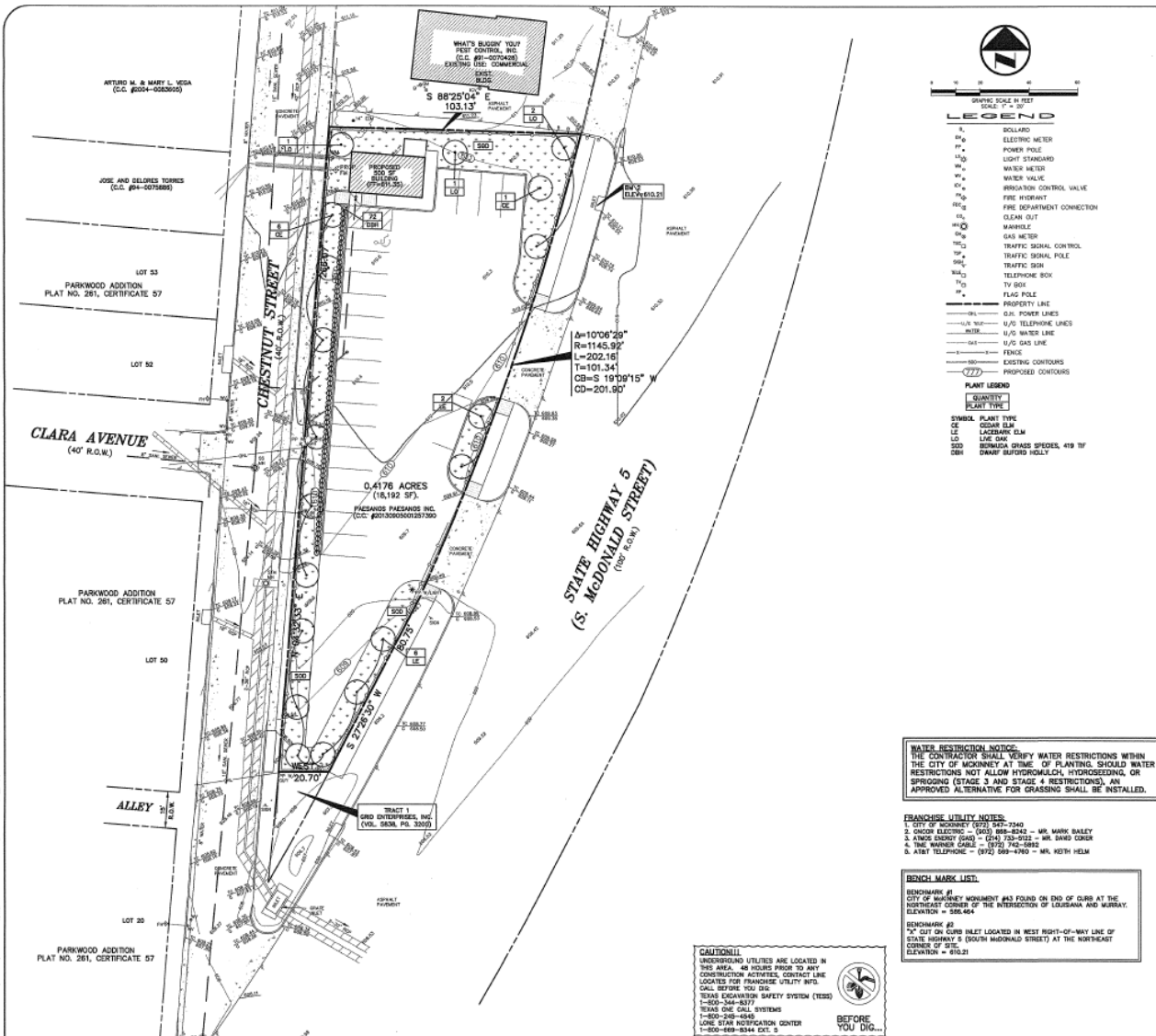
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POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1001 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(972) 544-5882 FAX
WWW.POGUEENGINEERING.COM
10800 P.O. BOX 10800, DALLAS, TEXAS 75210-10800

SITE PLAN
TOVI MOTORS
BLOCK A, LOT 1, TOVI MOTORS ADDITION
SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
CITY OF MCKINNEY, TEXAS

SHEET NO. C1.01

Proposed Landscape Plan



- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify architect/owner of any discrepancies. Survey notes of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify architect/owner of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be approved by steel striping. No area to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system.
 - All lawn areas to be hydroponic Bermuda grass, unless otherwise noted on the drawings.
- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such materials or plants not part of this plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide adequate BM proposal for one year's maintenance to begin after final acceptance.

HYDROPHILIC NOTES

All lawn areas to be hydroponic Bermuda grass, unless noted otherwise on drawings.

Contractor shall verify, rip, and loosen all areas to be hydroponized to a minimum depth of 4" prior to topsoil and hydroponic installation.

Bermuda grass seed shall be evenly tilled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet the following requirements:

- Flour: Shall be one hundred percent (100%) Whole Flour, allowed to the site in the original unopened container. "Corned" or "quick" Flour: Shall be delivered to the site in its original unopened container, and shall be "flame-took over," as manufactured by Owens-Illinois, or equal.

Hydroponic with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.

Use a 4" x 4" footer board against all bed areas.

If installation occurs between September 1 and April 1, all hydroponic areas to be pre-moistened per grass at a rate of four (4) pounds per one thousand (1000) square foot. Contractor to provide an alternate bid for bermuda grass species, 419 TF, seed and in lieu of hydroponic.

All lawn areas to be hydroponized shall have one hundred percent (100%) coverage prior to their installation. City of McKinney requires 100% established coverage prior to Certificate of Occupancy.

Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, fertilizing, watering, cleaning, and replacing dead or bare areas to keep areas in a vigorous, healthy condition.

Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from their supply on necessary.

The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow hydroponic, hydroponizing, or applying Stage 3 and Stage 4 restrictions, an approved alternative for watering shall be installed.

- PLANTS LIST - THIS IS A COMPLETE LIST OF USABLE PLANTS, NOT ALL PLANTS ARE USED ON THIS SITE.**
- TREES**
- | QTY | BOTANICAL NAME | COMMON NAME | ENVIRON | SIZE | REMARKS | REFERENCE DETAIL |
|-----|------------------------------------------------------|---------------|---------|-----------------------------|---------|------------------|
| 7 | MEDIUM TREES - (HEIGHT = 50-65 FT, WIDTH = 30-40 FT) | | 4" CAL | 840, 12" HT, 5" SPREAD MIN. | | 01-A1.02 |
| 8 | MUNUS PARVIFLORA | LACINARIA GDM | 4" CAL | 840, 12" HT, 5" SPREAD MIN. | | 01-A1.02 |
| 4 | LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT) | | 4" CAL | 840, 15" HT, 5" SPREAD MIN. | | 01-A1.02 |
| 4 | QUERCUS VICTORIANA | LAE GDM | 4" CAL | 840, 15" HT, 5" SPREAD MIN. | | 01-A1.02 |
- NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITH VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 24" ABOVE GROUND.**
- SHRUBS / PERENNIALS**
- | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | REFERENCE DETAIL |
|-----|----------------------|---------------------|-------|---------------------------------|------------------|
| 72 | KEX CORNATA, BURFORD | DWARF BURFORD HOLLY | 5 CAL | CONT. TABL 24" SPREAD, 24" O.C. | 02-04-A1.02 |
- GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS**
- | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | REFERENCE DETAIL |
|-------|-------------------------------|-------------------------------|---------|---------|------------------|
| 7200* | BERMUDA GRASS SPEEDER, 419 TF | BERMUDA GRASS SPEEDER, 419 TF | 500 500 | 500 500 | REFER TO NOTES |
- NOTE: PLANTS LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUM. ALL PLANT MATERIAL SHALL MEET OR EXCEED DRAWING AND SPECIFICATIONS.**

SITE LANDSCAPE REQUIREMENTS

Item	Value	Reference
Site Area	16,192 SF	
Street Frontage	268.07 LF	Chestnut Street
Street Frontage	282.91 LF	S. McDonald Street
Total Street Frontage	548.98	
Residential Adjacency	- LF	
Parking Spaces Provided	20 Spaces	
Required Street Yard (15% In)	1,647 SF	
Provided Street Yard	5,490 SF	
Required Site Living Landscape (10%)	1,619 SF	
Provided Site Living Landscape	5,766 SF	
Required Street Trees (140 LF)	14	
Provided Street Trees	7	Chestnut Street
Provided Street Trees	7	S. McDonald Street
Total Provided Street Trees	14	
Interior Parking Lot Trees Required (1/10 spaces)	2	
Interior Parking Lot Trees Provided	5	
Parking Lot Screening Requirements (75% of head in parking)	108.36 LF	Chestnut Street
Parking Lot Screening Provided	142 LF	
% Check between Required and Provided	131%	

WATER RESTRICTION NOTICE:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROPHILIC, HYDROPHONIC, OR SPROUING (STAGE 3 AND STAGE 4 RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7240
 - POWER ELECTRIC - (940) 869-8244 - MR. MARK BAILEY
 - AT&T ENERGY (940) - (214) 733-0122 - MR. SANDY CORDER
 - THE NEXUS CABLE - (972) 742-8982
 - AT&T TELEPHONE - (972) 569-4780 - MR. KEITH HELM

BRICK MARK LIST:

BRICKMARK #1
CITY OF MCKINNEY MONUMENT #43 FOUND ON END OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOUISIANA AND MURRAY. ELEVATION = 568.464

BRICKMARK #2
7" COT ON CURB INLET LOCATED IN WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 5 (SOUTH McDONALD STREET) AT THE NORTHEAST CORNER OF SITE. ELEVATION = 610.21

RECEIVED
By Keith Wright at 10:03 am, Oct 08, 2013