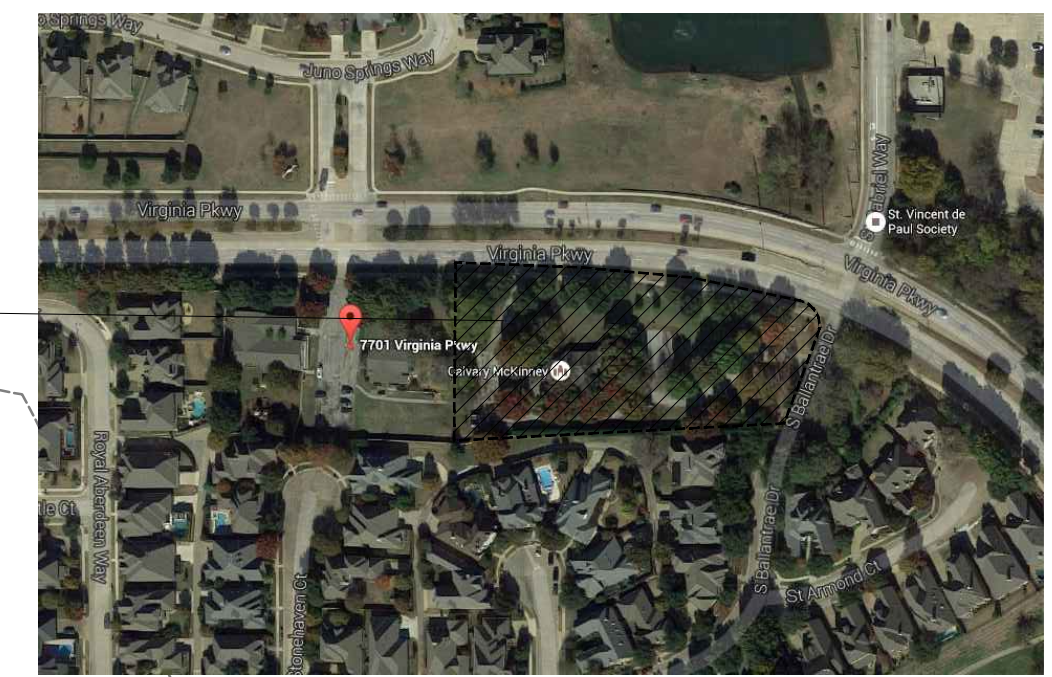


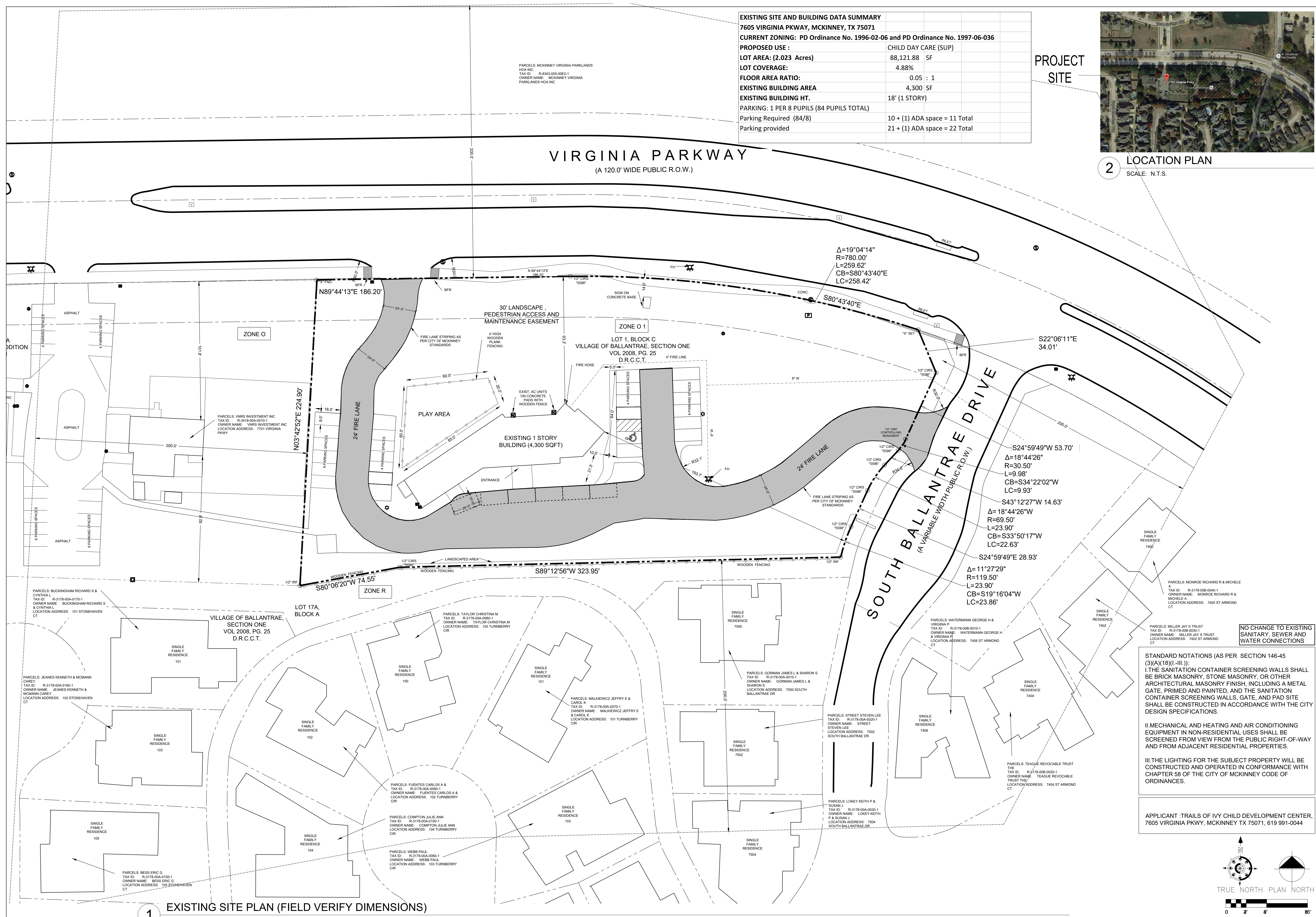
ARCHITECT
 EPSILON ARCHITECTURE, INC.
 3102 MAPLE AVENUE,
 SUITE 400
 DALLAS, TX-75201
 TEL: (469) 718-9735
 CELL: (469) 274-2685
 www.EpsilonArchitecture.com

EXISTING SITE AND BUILDING DATA SUMMARY	
7605 VIRGINIA PKWY, MCKINNEY, TX 75071	
CURRENT ZONING: PD Ordinance No. 1996-02-06 and PD Ordinance No. 1997-06-036	
PROPOSED USE :	CHILD DAY CARE (SUP)
LOT AREA: (2.023 Acres)	88,121.88 SF
LOT COVERAGE:	4.88%
FLOOR AREA RATIO:	0.05 : 1
EXISTING BUILDING AREA	4,300 SF
EXISTING BUILDING HT.	18' (1 STORY)
PARKING: 1 PER 8 PUPILS (84 PUPILS TOTAL)	
Parking Required (84/8)	10 + (1) ADA space = 11 Total
Parking provided	21 + (1) ADA space = 22 Total

PROJECT
 SITE



2 LOCATION PLAN
 SCALE: N.T.S.



1 EXISTING SITE PLAN (FIELD VERIFY DIMENSIONS)
 SCALE: 1" = 30'-0"

TRAILS OF IVY CHILD
 DEVELOPMENT CENTER
 7605 VIRGINIA PKWY,
 MCKINNEY, TX 75071

DESIGN
 DEVELOPMENT
 NOT FOR
 BIDDING,
 REGULATORY
 APPROVAL OR
 CONSTRUCTION
 TIM KONGANDA,
 AIA

ISSUE DATE:
 JAN 05, 2017 (Rev)

PROJECT NUMBER
 16109

SHEET NAME:
 EXISTING
 SITE PLAN

SHEET NUMBER:
 AS1.00

NO CHANGE TO EXISTING
 SANITARY, SEWER AND
 WATER CONNECTIONS

STANDARD NOTATIONS (AS PER SECTION 146-45 (3)(A)(18)(I-III)):
 I. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 II. 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.
 III. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

APPLICANT : TRAILS OF IVY CHILD DEVELOPMENT CENTER,
 7605 VIRGINIA PKWY, MCKINNEY TX 75071, 619 991-0044

