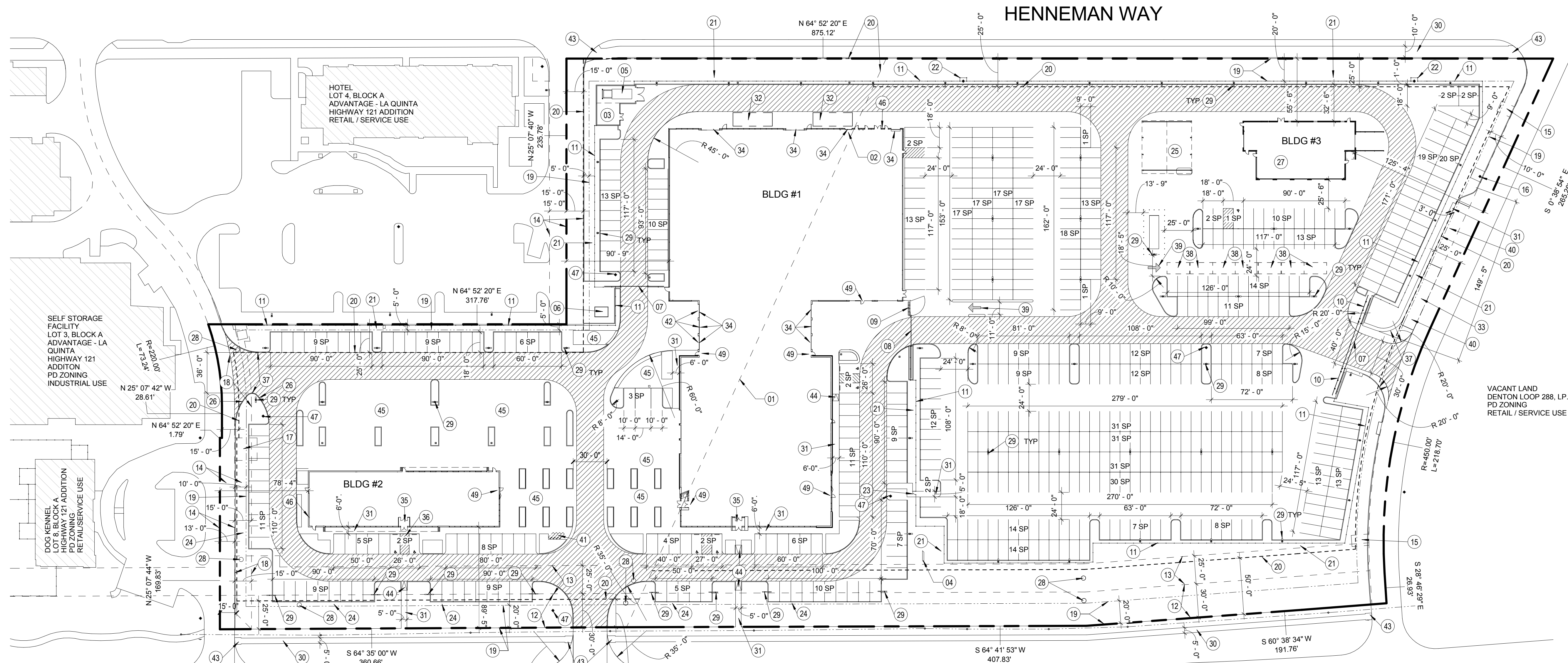


SPORTS FIELDS
LOT 1, BLOCK A
MCKINNEY SOCCER COMPLEX @ CRAIG RANCH
PD ZONING
PUBLIC AND PRIVATE PARKS USE

VACANT LAND
LOT 1, BLOCK A
LIFE FELLOWSHIP ADDITION
PD ZONING
INSTITUTIONAL USE

VACANT LAND
LOT 2, BLOCK A
LIFE FELLOWSHIP ADDITION
PD ZONING



SEWELL
AUDI of
McKinney

McKinney, Texas

SEWELL AUTOMOTIVE COMPANIES
3860 W. NORTHWEST HIGHWAY
SUITE 100
DALLAS, TEXAS 75220

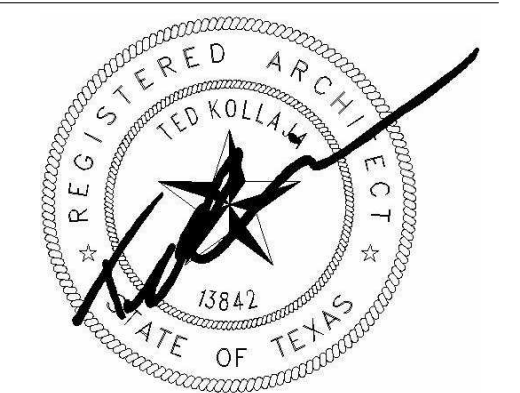
5420 LBJ FREEWAY,
SUITE 1100
DALLAS TX 75240
TELEPHONE: 214.273.1500
FAX: 214.273.1505

Gensler

Issue #	Issue Date	Issue Description
C	06/15/2015	SITE PLAN REVIEW
D	06/29/2015	SITE PLAN RESUBMISSION
F	07/02/2015	SITE PLAN RESUBMISSION
G	07/06/2015	SITE PLAN RESUBMISSION

Seal/Signature

Ted Kollaja
#13842



07/06/2015

Project Name
AUDI of McKinney

Project Number
27.6874.000

Description
SITE PLAN

Scale
1" = 50'-0"

AA00.50

© 2015 Gensler 0 12.525 50 100 FT

- SHEET NOTES:**
- EXISTING LINE OF ZONING CHANGE
 - LOCATION OF NEW AND USED AUTOMOTIVE FLUIDS STORAGE
 - USED TIRE STORAGE - 8 FT CMU WALLS WITH STANDING SEAM METAL ROOF ABOVE
 - PROPOSED 33 FT PYLON SIGN
 - PROPOSED TRASH COMPACTOR ENCLOSURE - 8 FT CMU WALLS
 - TENTATIVE LOCATION FOR TRANSFORMER
 - ELECTRICALLY OPERATED ROLLING GATE WITH OPTICON STROBE SENSOR TO COMPLY WITH FIRE DEPT REGULATIONS
 - MANUALLY OPERATED ROLLING GATE WITH KNOX LOCK TO COMPLY WITH FIRE DEPT REGULATIONS
 - MANUALLY OPERATED SWING GATE WITH ELECTRICALLY OPERATED TIGER TEETH (FREE INGRESS)
 - MANUALLY OPERATED SLIDING PIPE RAIL GATE - 3 FT TALL
 - 8 FT TALL WIRE MESH FENCE IN GREY
 - EXISTING 30 FT WATER AND SANITARY SEWER EASEMENT
 - EXISTING 25 FT DRAINAGE EASEMENT
 - EXISTING MUTUAL ACCESS, FIRELANE, UTILITY AND DRAINAGE EASEMENT
 - EXISTING 10 FT X 15 FT WATER EASEMENT
 - EXISTING FIRE HYDRANT WITH 10 FT X 10 FT EASEMENT
 - EXISTING 20 FT X 20 FT WATER EASEMENT
 - EXISTING ELECTRICAL EASEMENT
 - LANDSCAPE SET BACK LINE
 - BUILDING SET BACK LINE
 - REFER TO LANDSCAPE DRAWINGS FOR SCREENING HEDGE
 - BUMP OUT IN FENCE FOR PROPOSED FIRE HYDRANT
 - PROPOSED MAN GATE IN FENCE
 - REFER TO LANDSCAPE DRAWINGS FOR BUFFER HEDGE
 - PROPOSED OPEN CANOPY FOR VACUUMING CARS. NOT ACCESSIBLE TO THE PUBLIC.

- 40 FT RADIUS
- PROPOSED CAR WASH. NOT ACCESSIBLE TO THE PUBLIC.
- EXISTING MAN HOLE
- PROPOSED LIGHT POLE
- PROPOSED PUBLIC SIDEWALK
- PROPOSED PRIVATE SIDEWALK
- 12 FT X 35 FT LOADING SPACE
- PULL OFF FOR VEHICLE TRANSPORTER UNLOADING OUTSIDE OF FIRE LANE.
- OVERHEAD BAY DOOR
- MAIN BUILDING ENTRY
- PARKING PAVEMENT SLOPES UP TO SIDEWALK TO PROVIDE BARRIER FREE ACCESS
- PROPOSED NEW ENTRY
- 10 FT X 20 FT STACKING FOR CAR WASH
- ONE WAY DIRECTIONAL ARROW ON PAVEMENT
- 12 X 60' LOADING SPACE
- BIKE RACKS
- SERVICE DRIVE ACCESS
- PROPOSED PUBLIC BARRIER FREE RAMP
- PROPOSED PRIVATE BARRIER FREE RAMP
- CAR DISPLAY AREA
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED NEW ENTRY - SUBJECT TO TXDOT APPROVAL
- SECONDARY PUBLIC ENTRY

PROJECT INFORMATION:

BLDG HEIGHTS:
BLDG #1: 29'-6" ABOVE SEA LEVEL: 729'-6"
BLDG #2: 25'-5" ABOVE SEA LEVEL: 725'-5"
BLDG #3: 18'-3" ABOVE SEA LEVEL: 720'-3"

LOCATION OF MAX BLDG HEIGHT:
LAT: -2519881.96
LONG: -7101894.21

FIRE LANES

HATCHING INDICATES THE EASEMENT FOR THE FIRE LANE. FIRE LANES ARE 24 FT WIDE AND HAVE 30 FT INSIDE TURNING RADII, U.N.O.

PROJECT INFORMATION:

LOCATION: HIGHWAY 121 ADDITION, LOT 6R, BLOCK A.
LOT AREA: 10.8 ACRES (471,195 SF) GROSS

BLDG AREAS:

BLDG #1:	AUTO SALES	15,333 SF
	AUTO REPAIR	28,782 SF
	OFFICE	10,375 SF
	WAREHOUSE	10,547 SF
	TOTAL	65,037 SF

BLDG #2: AUTO SALES 3,744 SF, OFFICE 4,756 SF, TOTAL 8,500 SF

BLDG #3: CAR WASH 4,677 SF

LOT COVERAGE:
BLDG #1: 57,594 SF
BLDG #2: 8,500 SF
BLDG #3: 4,677 SF
TOTAL: 70,771 SF

LOT COVERAGE PERCENTAGE: 70,771 / 471,195 = 15%
FLOOR AREA RATIO: 73,214 SF / 471,195 SF = 0.16 : 1

ZONING: WEST: PD - ORDINANCE 2004-12-123
EAST: PD - ORDINANCE 1755

BLDG COVERAGE:
LANDSCAPE AREA: 70,771 SF
LANDSCAPE AREA: 89,565 SF (10% OR 47,119.5 SF MIN)
IMPERVIOUS AREA: 310,859 SF
TOTAL LOT AREA: 471,195 SF

AREA OF STREET YARD SH 121: 42,255 SF
AREA OF YARD THAT IS LANDSCAPING: 34,886 SF
PERCENTAGE: 82% (MIN 15%)
HENNEMAN WAY: 14,790 SF
AREA OF YARD THAT IS LANDSCAPING: 12,976 SF
PERCENTAGE: 88% (MIN 15%)

GENERAL NOTES:

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'S DESIGN SPECIFICATIONS.

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.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PARKING CALCULATIONS

CAR WASH: 1 SPACE (SP) PER 250 SF OF FLOOR AREA
AREA: 4677 SF
SUBTOTAL: 19 SP

AUTO SALES: 1 SP PER 500 SF OF FLOOR AREA + 1 SP PER 1000 SF OF OUTDOOR DISPLAY AREA
SALES FLOOR AREA: 19077 SF
SUBTOTAL: 38 SP

OUTDOOR DISPLAY AREA: 26554 SF
SUBTOTAL: 27 SP

AUTO REPAIR: 3 SP PER REPAIR BAY
NO. OF BAYS: 41
SUBTOTAL: 123 SP

OFFICE: 1 SP PER 400 SF OF FLOOR AREA
AREA: 15131 SF
SUBTOTAL: 38 SP

WAREHOUSE: 1 SP PER 4000 SF OF FLOOR AREA
AREA: 10547 SF
SUBTOTAL: 3 SP

GRAND TOTAL OF REQ'D PARKING: 249 SPACES
PARKING PROVIDED = 249 SPACES (INCL 7 HC SPACES)

ADDITIONALLY, WE ARE PROVIDING 111 DISPLAY PARKING SPACES FOR PUBLIC ACCESS AND 336 INVENTORY PARKING SPACES WITH NO PUBLIC ACCESS

PARKING SPACES ARE 9 FT WIDE X 18 FT DEEP UNLESS NOTED OTHERWISE ON THE PLAN.

RECEIVED
By Planning Department at 2:08 pm, Jul 06, 2015