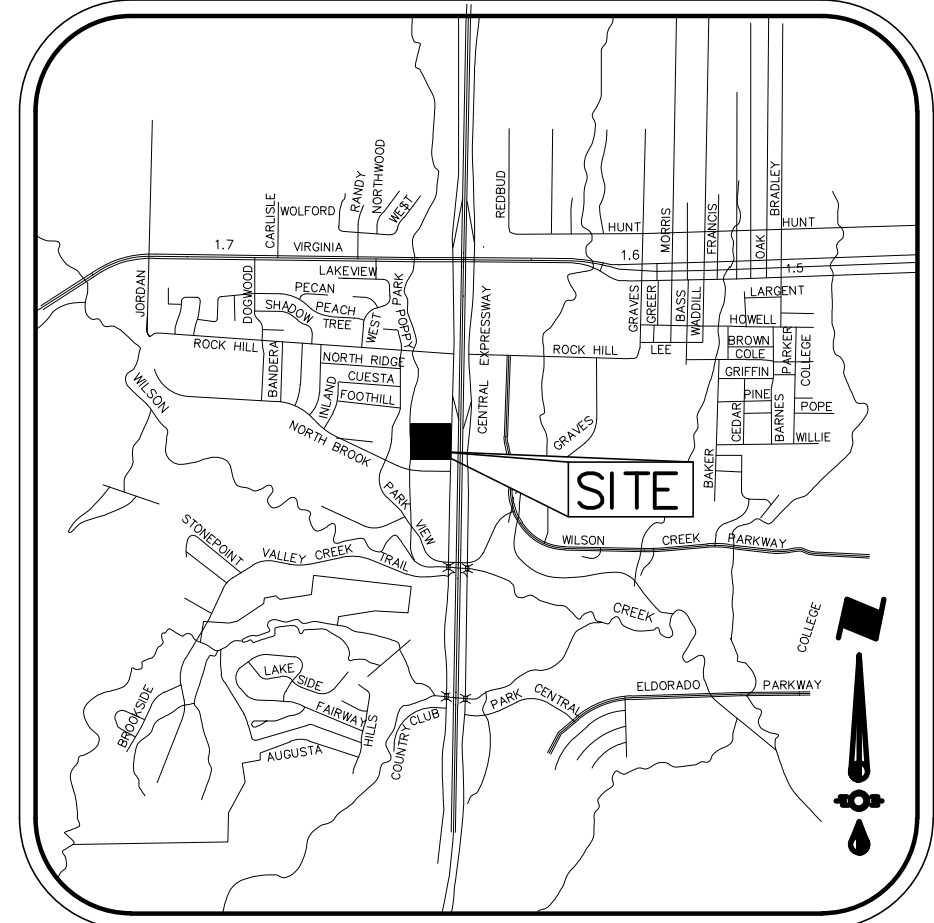
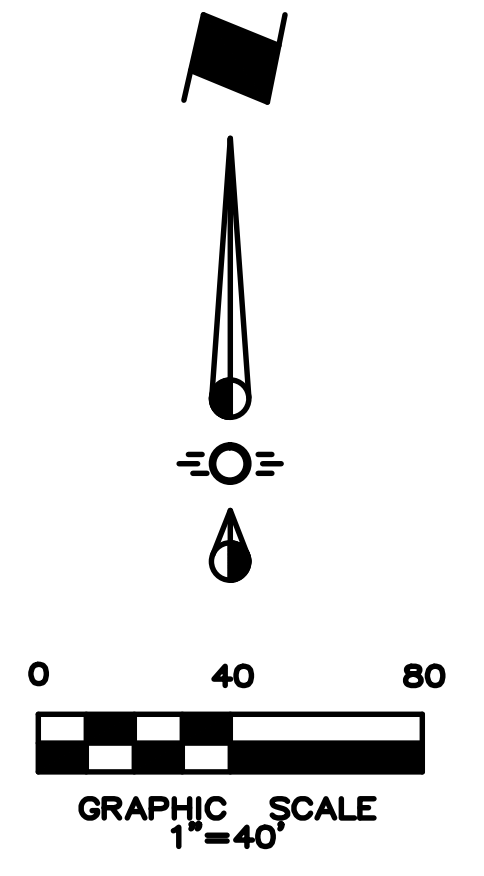
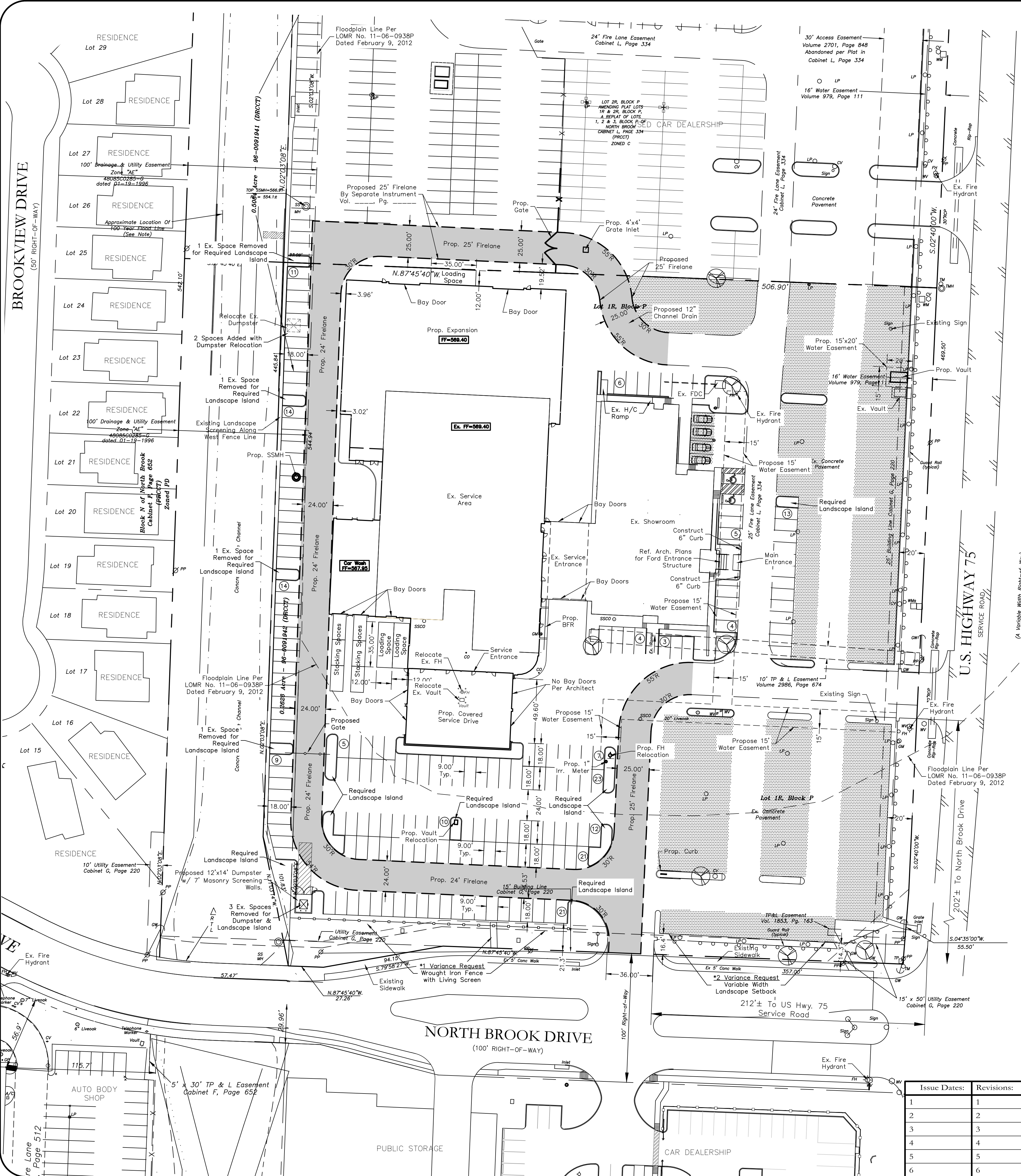


BROOKVIEW DRIVE  
(50' RIGHT-OF-WAY)

VE

re Lane  
Page 512

RECEIVED  
By Planning Department at 12:19 pm, Mar 10, 2016



Vicinity Map  
NTS

**GENERAL NOTES:**

OVERNIGHT PARKING LOCATED INTERNALLY.

THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58, LIGHTING AND GLARE REGULATIONS.

FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.

FIRE HYDRANT REQUIRED WITHIN 100'-0" OF F.D.C. AND PREFERABLY, AT CITY'S REQUEST, ON SAME SIDE OF BUILDING.

\*MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

\*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.\*

- LEGEND**
- ⊕ EX. FIRE HYDRANT
  - ⊕ PROP. FIRE HYDRANT
  - ▬ FIRELANE
  - ▨ DISPLAY AREA (42,557 SF)

**SYNOPSIS**

Zoning:	C - Planned Center
Proposed Use:	Car Dealership Expansion
Lot Area:	5.991 Ac. (260,989 S.F.)
Existing Building Area:	36,526 Sq. Ft. (33,052 in Original Site Plan)
Proposed Building Area:	25,712 Sq. Ft.
Total Building Area:	62,238 Sq. Ft.
Lot Coverage:	23.85%
Floor Area Ratio:	23.8:1
Building Height:	2 Story (27 feet at maximum height)
Landscape Area:	26,968 Sq. Ft.
Impervious Area:	238,382 Sq. Ft.
Legal Description:	Lot 1R-1 Block P, North Brook Addition, Situated in the W.D. Thompson Survey, Abstract No. 891

**EXISTING PARKING**

Existing Conditions:		
Ex. Showroom 5,340 Sq. Ft. (1:500)		11 Spaces Required
Ex. Offices 10,260 Sq. Ft. (1:300)		35 Spaces Required
Ex. Service Bays 38 (2:Bay)		76 Spaces Required
Ex. Outside Display 61,004 Sq. Ft. (1:1000)		62 Spaces Required
Total Spaces Required for Existing Conditions		184 Spaces
Total Existing Spaces Provided		
Showroom, Office, Service and Outdoor Display		165 Spaces (2 H/C)

**PROPOSED PARKING**

Proposed Conditions:		
Showroom 5,340 Sq. Ft. (1:500)		11 Spaces Required
Offices 11,908 Sq. Ft. (1:300)		40 Spaces Required
Service Bays 43 (2:Bay)		86 Spaces Required
Outside Display 42,557 Sq. Ft. (1:1000)		43 Spaces Required
Total Spaces Required for Proposed Conditions		180 Spaces
Total Proposed Spaces Provided		
Showroom, Office, Service and Outdoor Display		182 Spaces (2 H/C)

- VARIANCE REQUEST NOTE**
- \*1 BAY DOOR SCREENING - 6 FOOT WROUGHT IRON FENCE WITH MASONRY COLUMNS 20 FEET ON CENTER WITH EVERGREEN LIVING SCREEN.
  - \*2 20 FOOT LANDSCAPE SETBACK - TO A VARIABLE WIDTH FROM 14.5 FEET TO 16.3 FEET ALONG THE SOUTHERN DISPLAY AREA FOR A TOTAL LENGTH OF 190 FEET.

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

**OWNER**  
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**APPLICANT/ENGINEER**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee Street  
McKinney, Texas 75069  
Phone: (972) 562-4409  
Fax: (972) 562-4471  
Contact: Jon David Cross, P.E.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

<b>CROSS ENGINEERING CONSULTANTS</b>		
131 S. Tennessee St. 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-5935	
Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1" = 40'

<b>SITE PLAN</b>		Sheet No.
BOB TOMES FORD SERVICE EXPANSION		SP
LOT 1R-1, BLOCK P, NORTH BROOK		Project No.
MCKINNEY, TEXAS		16009