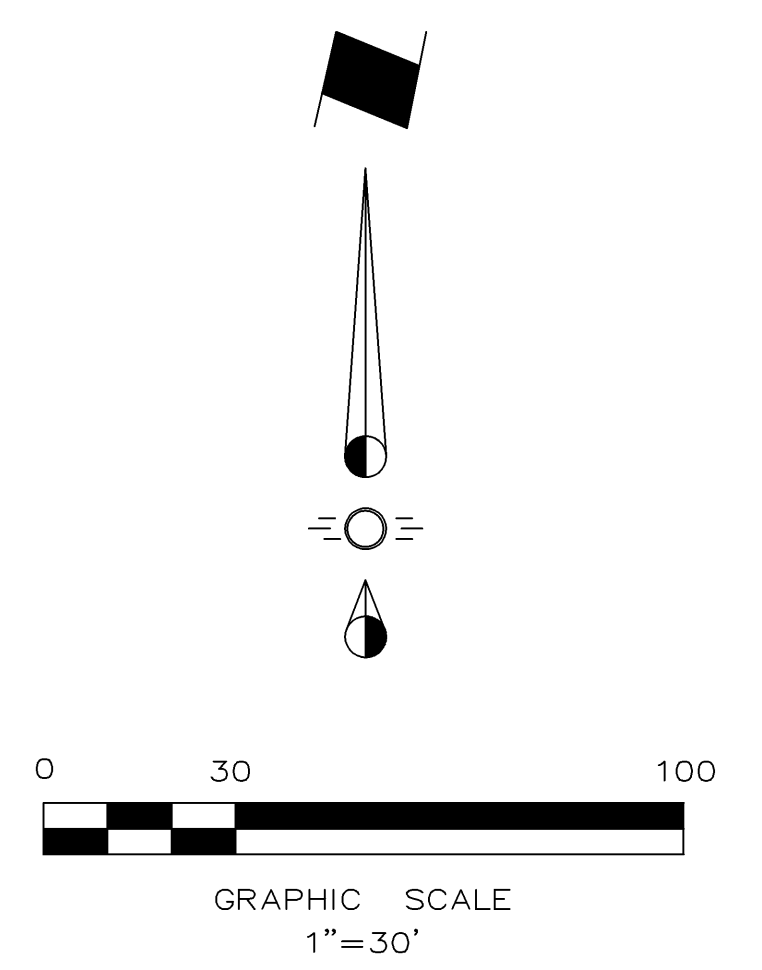


**VICINITY MAP**  
NTS



**SYNOPSIS**

<b>Location:</b>	Lot 3R Virginia Parkway Professional Center South
<b>Current Zoning:</b>	C2 - Local Commercial District w/ SUP
<b>Proposed Use:</b>	Auto Repair Facility
<b>Lot Area:</b>	0.65 Acres (28,592 sf)
<b>Building Areas:</b>	5,202 sf
<b>Lot Coverage:</b>	18.19% (Total Bldg Area 5,202 sf)
<b>Floor Area Ratio:</b>	0.18 : 1
<b>Building Height:</b>	20'-0"
<b>Required Parking:</b>	Office 1:400 (1,506/300) = 6 Spaces Auto Repair 2:Service Bay (8*2) = 16 Spaces Overnight Parking 3 Required

<b>Parking Required Total:</b>	25 Parking Spaces (1 Accessible Space)
<b>Parking Provided Total:</b>	25 Parking Spaces (1 Accessible Space)

**LEGEND**

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Overnight Storage Space
- Barrier Free Ramp
- Proposed Retaining Wall

**NOTE:**

Overnight parking is provided within the bays and by the three designated on-site spaces.

**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.

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471

**ARCHITECT:**  
Multitech Architects  
2821 West 7th Street, Suite 400  
Fort Worth, Texas 76107  
Phone (817) 877-5571  
Fax (817) 877-4245

**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682

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

Issue Dates:	Revisions:	Date:
1	07/25/2016	1
2	08/04/2016	2
3	08/11/2016	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" = 30'

**SITE PLAN**

**HONEST-1 AUTO CARE**

**G&S MACCHINA, LLC**

**CITY OF MCKINNEY, TEXAS**

Sheet No.  
**SP**

Project No.  
16079

**RECEIVED**  
By Planning Department at 1:00 pm, Dec 02, 2016