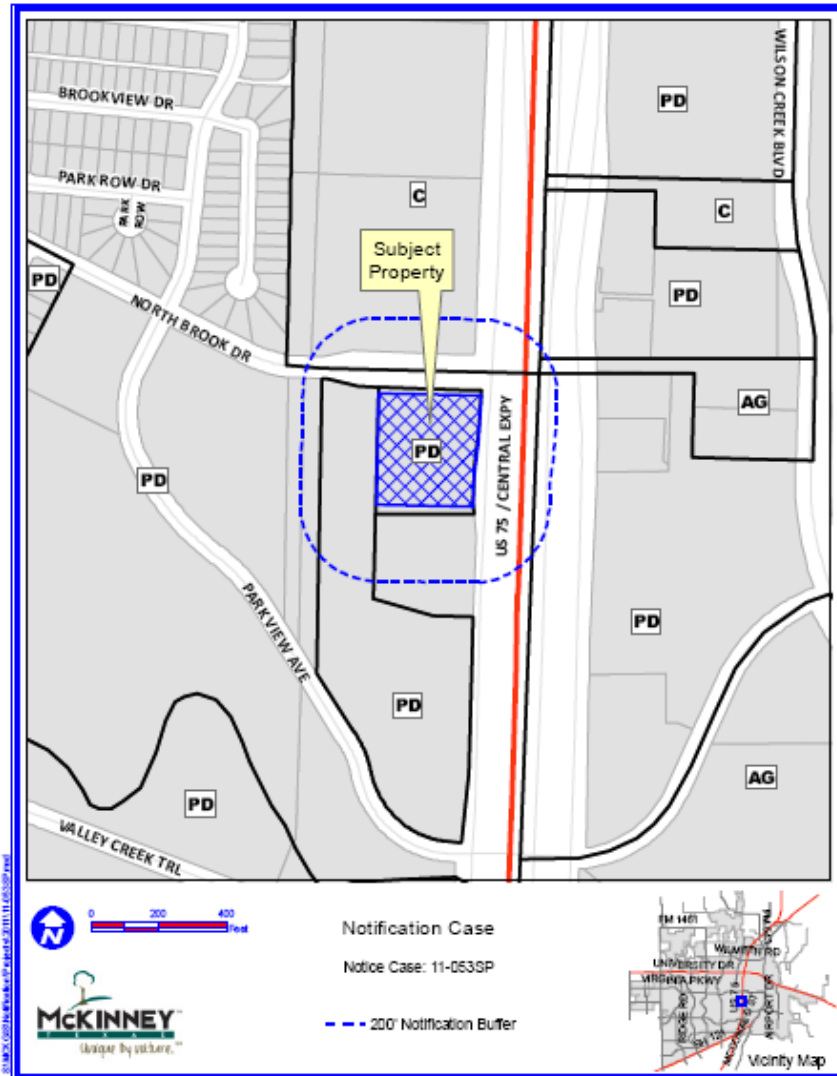


Case No. 11-053SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Brandon Tomes Subaru, for Approval of a Site Plan for a Car Dealership (Brandon Tomes Subaru), Approximately 2.26 Acres, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

Location Map



DISCLAIMER: This map and information contained herein were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone other than that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may exist.

Aerial Exhibit



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on it is solely by anyone else is at their own risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may exist.



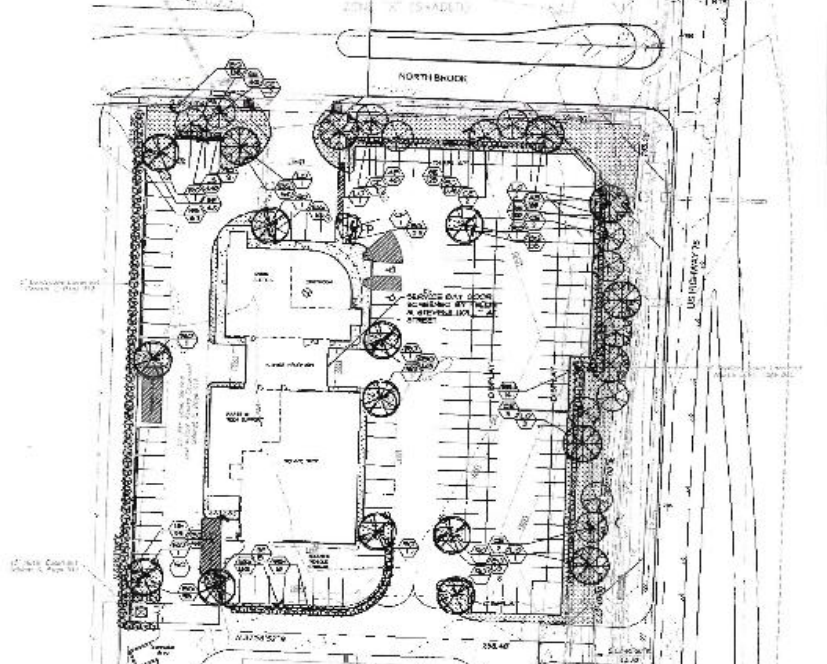
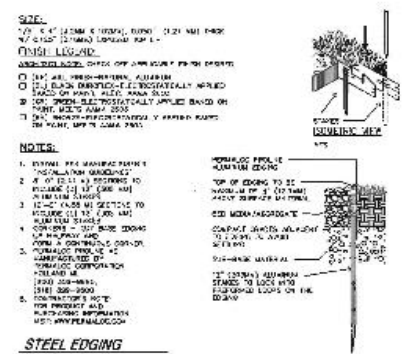
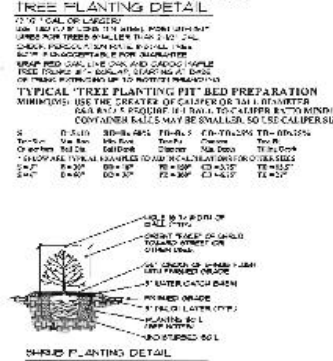
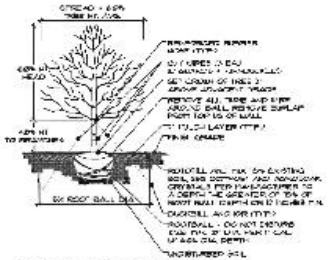
Proposed Landscape Plan

ITEM	DESCRIPTION	REQUIRED	PROPOSED
Soil Test	150 cubic yards (minimum) for soil analysis and testing	7,875 Cu Yd	7,875 Cu Yd
Soil Mix	300 cubic yards (minimum) for soil mix preparation	300 Yd	300 Yd
Grass Seed	150,000 lbs. of grass seed	150,000 Lbs	150,000 Lbs
Grass Fertilizer	150,000 lbs. of grass fertilizer	150,000 Lbs	150,000 Lbs
Grass Fertilizer Application	150,000 lbs. of grass fertilizer application	150,000 Lbs	150,000 Lbs
Planting Soil	150,000 lbs. of planting soil	150,000 Lbs	150,000 Lbs
Planting Soil Application	150,000 lbs. of planting soil application	150,000 Lbs	150,000 Lbs

SYM	PLANT NAME	QUANTITY	SIZE
AR	Arboreal Vitex	2	6-8"
BB	Banksia Lamb. Ear	1	12-18"
CC	Calliandra	1	12-18"
DD	Dalmanella	1	12-18"
EE	Eucalyptus	1	12-18"
FF	Ficus	1	12-18"
GG	Gardenia	1	12-18"
HH	Hibiscus	1	12-18"
II	Ipomoea	1	12-18"
JJ	Juniper	1	12-18"
KK	Kalanchoe	1	12-18"
LL	Lantana	1	12-18"
MM	Magnolia	1	12-18"
NN	Nandina	1	12-18"
OO	Olea	1	12-18"
PP	Palmetto	1	12-18"
QQ	Quercus	1	12-18"
RR	Rosa	1	12-18"
SS	Santolina	1	12-18"
TT	Taxus	1	12-18"
UU	Ulmus	1	12-18"
VV	Viburnum	1	12-18"
WW	Wisteria	1	12-18"
XX	Xanthoxylum	1	12-18"
YY	Yucca	1	12-18"
ZZ	Zinnia	1	12-18"

CONSTRUCTION AND INSTALLATION NOTES:

1. ALL PLANTS TO BE INSTALLED AT THE END OF EACH DAY.
2. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.
3. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.
4. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.
5. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.
6. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.
7. ALL PLANTS TO BE INSTALLED IN THE SAME ORDER AS LISTED.



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

RICKY D. PETTY
LANDSCAPE ARCHITECT
1500 S. HUNTERS TRAIL, SUITE 100
DALLAS, TEXAS 75216

NO.	DATE	DESCRIPTION
1	1/15/20	PRELIMINARY PLAN
2	2/10/20	REVISED PLAN
3	3/5/20	REVISED PLAN
4	4/1/20	REVISED PLAN
5	5/1/20	REVISED PLAN

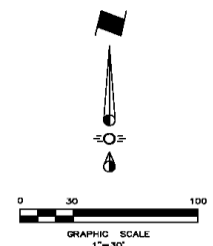
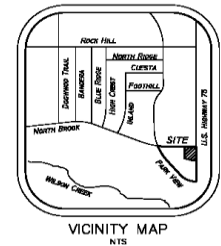
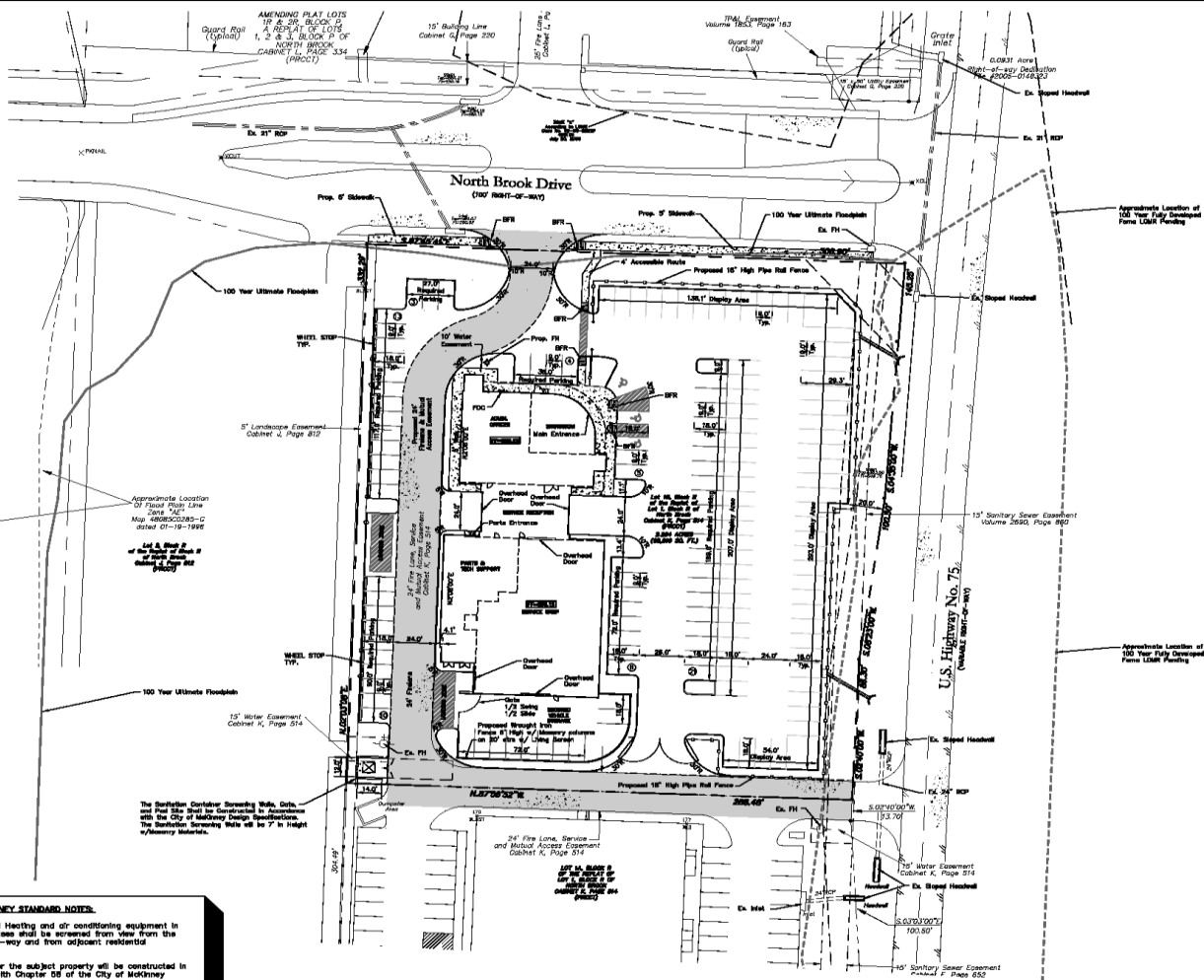
CROSS ENGINEERING CONSULTANTS
1500 S. HUNTERS TRAIL, SUITE 100
DALLAS, TEXAS 75216

RICKY D. PETTY
LANDSCAPE ARCHITECT
1500 S. HUNTERS TRAIL, SUITE 100
DALLAS, TEXAS 75216

LANDSCAPE PLAN
BRANDON TOMES
SUBARU
CITY OF MCKINNEY, TEXAS

PROJECT NO. 1500 S. HUNTERS TRAIL, SUITE 100, DALLAS, TEXAS 75216

Proposed Site Plan



- LEGEND**
- Filtrane
 - Proposed Sidewalk
 - Ex. Concrete
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

SYNOPSIS

Address: 1100 S. Central Expressway
 McKinney, Texas 75070
 Zoning: PD 2008-03-032
 Proposed Use: Car Dealership
 Lot Area: 2,284 Acres (96,616 sf)
 Building Area: Building First Floor 14,988 sf
 Building Second Floor 3,817 sf
 Total Bldg Area 18,805 sf

Lot Coverage: 15% (Total Bldg Area 14,988 sf)
 Floor Area Ratio: 0.18 : 1
 Building Height: 34'

Required Parking: Display Area 1/1000 (13,310/1000) = 14 Spaces
 Repair Bay 2/200 = 1 Bay for Overnight Stay = 33 Spaces
 (1 bay x 2 + 11 overnight bays)
 Office Employees 1st Floor (2008/400) = 6 Spaces
 2nd Floor (2008/400) = 6 Spaces
 Showroom 1/2000 (1442/2000) = 3 Spaces
 Parts 1/4000 (1082/4000) = 1 Space

Parking Required Total:	(63 Parking Spaces)
Parking Provided Total:	(64 Parking Spaces)
Handicapped Parking Required:	(3 Parking Spaces)
Handicapped Parking Provided:	(3 Parking Spaces)

ENGINEER:
 Cross Engineering Consultants, Inc.
 106 W. Louisiana Street
 McKinney, Texas 75069
 Phone (972) 582-4408
 Fax (972) 582-4471
 Contact: Jon David Cross, P.E.

ARCHITECT:
 McIntosh Architects, Inc.
 7818 LBJ Freeway, Suite 900
 Dallas, Texas 75221
 Phone (214) 954-8546
 Fax (214) 954-8548
 Contact: Michael McIntosh

SURVEYOR:
 AJ Bedford Group, Inc.
 301 N. Akum
 Rockwall, Texas 75087
 Phone (972) 240-2669
 Fax (972) 722-0361
 Contact: Jay Bedford

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 05 of the City of McKinney Code of Ordinances.

The Sanitation Containment Screening Walls will be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Privacy And Painted, And The Sanitation Containment Screening Walls, Gate, And Post Sits Will Be Constructed In Accordance With The City of McKinney Design Specifications. The Sanitation Screening Walls will be a Minimum of 6' In Height.

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

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

CROSS ENGINEERING CONSULTANTS

106 W. Louisiana Street • McKinney, Texas 75069
 972.582.4409

Drawn By: CJA-CLL Checked By: CJA-CLL Scale: 1" = 30'

SITE PLAN

BRANDON TOMES SUBARU

CITY OF MCKINNEY, TEXAS

Sheet No. **SP**

Project No. 11026

BRANDON TOMES SUBARU SITE PLAN

Staff Recommendation

- Staff recommends approval of site plan as outlined in the Staff Report