

LOCATION MAP

LOT 1R, BLOCK A
MCFARLAND ADDITION
VOLUME R, PAGE 160 CCPR

use: automotive
Thomas & Nannette Hedgens
Lot 1R, Block A McFarland Addition Amended
ref: V 4145, P. 613

use: automotive
Lot 2, Block 1
Carolyn's West Addition
ref: 20070820001163680

15' UTIL. & DRN. ESM. REF. 201206290100016000
7.5'
15'
7.5'

24' FIRE LANE EASEMENT REF. 201206290100016000

McDONALD STREET (STATE HWY. NO. 5)
100' R.O.W. V. 411, P. 93 DEED RECORDS

MCKINNEY STREET
REF. VOL. 2, PG. 3, COMPR 50' R.O.W.

DA SHANG MOTORS LLC AUTO SALES AND REPAIR SERVICES			
USE OF SITE:	AUTO SALES & REPAIR	3 BAYS	1,350 S.F.
EXISTING ZONING	BG General Business District	OFFICE AREA	600 S.F.
BLDG. AREA FOOTPRINT	1950 SQ. FT.	STORAGE AREA (second flr.)	600 S.F.
TOTAL BLDG. AREA	2550 SQ. FT.	IMPERVIOUS	13,651 S.F.
SITE AREA	0.4545 AC. (19,798 SQ. FT.)	IMPERVIOUS % SITE	65%
OUTDOOR DISPLAY AREA	324 S.F. - 2-9'x18' spaces		
% OF LOT COVERED BY BLDG.	10% (1950/19798=0.098)		
FAR	0.088%		
BUILDING HEIGHT	2-STORY - 28'-6"		
			SPACES
Office: 1 space for every 400 square feet of floor area:			600 = 2
Auto repair/service: 2 parking spaces for each service bay with a minimum of 5 spaces:			3 Bays = 6
Overnight storage: 1 overnight storage parking space must be provided for each proposed service bay:			3 Bays = 3
Auto Sales: 1 parking space for each 500 square feet of sales floor for indoor uses plus 1 parking space for each 1,000 square feet of outdoor display area:			Area/1000 = 1
324 S.F. OUTDOOR DISPLAY ONLY, NO INDOOR DISPLAY.			REQUIRED PARKING 9 spaces + 3 overnight storage + 2 display SPACES
			PROVIDED PARKING 9 spaces + 3 overnight storage + 2 display SPACES

SITE PLAN NOTES:
Office section of building is 2-story with upper floor for storage only, NOT FINISHED NO AIR CONDITIONING.

SITE PLAN 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 and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

use: automotive

Anna Kathryn James et al
Lot 1, Block 1
Carolyn's West Addition
ref: 20070820001163680

DUMPSTER 7' HIGH MASONRY WALLS W/METAL GATES & HIGH HEDGE. PER CITY RQMTS.

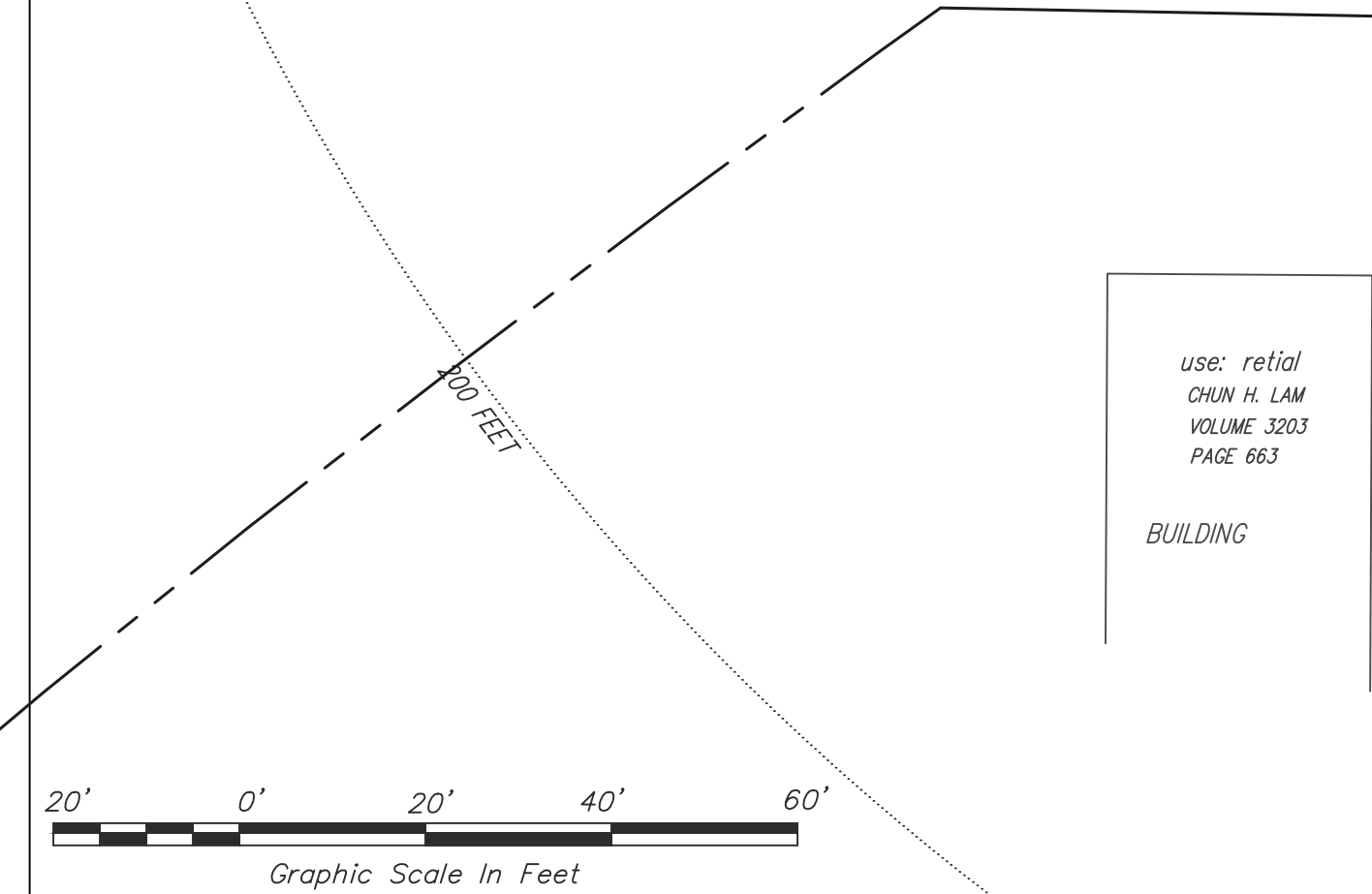
EXIST. MASONRY COLUMN AND TUBULAR STEEL FENCE APARTMENT FENCE WITH HEDGE & TREES

use: apartments
Newsome Homes Addition
Lot 1, Block A
5.990 ac.

APARTMENT BUILDING

10' ESMT. FOR WATER

SCALE: 1"=20'



LEGEND

⊙ DIRECTIONAL CONTROL POINT	○ IPS	1/2" IRON PIN SET
	○ IPF	IRON PIN FOUND
---		RIGHT-OF-WAY
---		UTIL. EASEMENT
---		PROPOSED LOW PIPE FENCE
---		TUBULAR STEEL & MASONRY COL. FENCE
---		DETECTABLE
---		BFR-Barrier free route

use: park
City of McKinney
Miller Addition
Lot 1-1
vol. 2, pg. 3 CCMPR

• DOWNSPOUTS	---	OVERNIGHT STORAGE SPACE & HVAC LIVING SCREEN
• 6" CURB OPENING	---	LIVING SCREEN LOCATION
• bollards for DUMPSTER & PARKING LOT	---	
	---	FIRE LANE PAVING
	---	NEW MONUMENT SIGN LOCATION
	---	Overnight Storage
	---	HVAC

1-31-18
G.M. GEER, REGISTERED PROFESSIONAL ENGINEER
TEX. REG. NO. 6653
1101 WEST UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
Phone: 972-562-3959
TEX. ENGR. FIRM REG. NO. F-12913
Website: www.geersurveyingandengineering.com

The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.
All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

SITE PLAN
DA SHANG MOTORS LLC
AUTO SALES & SERVICE
0.4545 ACRE IN THE CITY OF MCKINNEY, IN CAROLYN'S EAST ADDITION, LOT 1, BLOCK A, COLLIN COUNTY, TEXAS REF. 20071206010004290 OPRCCT.
OWNER: Da Shang Motors LLC
1513 SOUTH MCDONALD STREET
MCKINNEY, TEXAS 75069
972-214-336-8887
ENGINEER: G. M. GEER
1101 WEST UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959