

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°52'45"	1085.00'	35.58'	N 34°22'33" E	35.58'
C2	5°58'03"	1015.00'	105.72'	S 36°25'13" W	105.67'

LINE	BEARING	DISTANCE
L1	N 33°26'11" E	61.24'

0.157 ACRES  
6,819 SQ. FT.  
ROW DEDICATION  
C.C. NO. 201712150001656750  
L.R.C.C.T.

MCKINNEY ISD  
ZONING: GC

COLLIN - MCKINNEY PARKWAY

AUTO COMPANY VII INC  
ZONING: PD-ML

5' LANDSCAPE BUFFER

N 10° 36' 35" E 888.20'

N 33° 26' 11" E 46.19'

169.53'

80.81'

112.89'

74.72'

85.51'

S 89° 14' 42" E 613.79'

S 89° 14' 42" E 226.5052'

(PROPOSED)

S 89° 14' 42" E 302.00'

574.76'

S 00° 30' 53" W

574.76'

811.7708'

(PROPOSED)

S 89° 14' 42" E

174.61'

S 65° 37' 56" W

140.125'

S 70° 02' 52" W

483.38'

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BRAZOS ELECTRIC POWER COOPERATIVE INC. 40' EASEMENT C.C. NO. 20100913000967540 L.R.C.C.T.

15' EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY C.C. NO. 20100712007110110 L.R.C.C.T.

CALLED 18.4457 ACRES  
JEB 121, LLC  
C.C. NO. 20110829000910640  
L.R.C.C.T.

15 SANITARY SEWER EASEMENT  
C.C. NO. 20171026001430290  
L.R.C.C.T.

ACCESS TO HIGHWAY DENIED  
VOLUME 4799, PAGE 1843

APPROXIMATE LOCATION OF MANUFACTURER'S POLE SIGN

15' EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY C.C. NO. 20100712007110110 L.R.C.C.T.

STATE OF TEXAS VOL. 4799, PAGE 1843 L.R.C.C.T.

BRAZOS ELECTRIC POWER COOPERATIVE INC. 40' EASEMENT C.C. NO. 20100913000967540 L.R.C.C.T.

DECELERATION LANE AS PER TxDOT STANDARDS

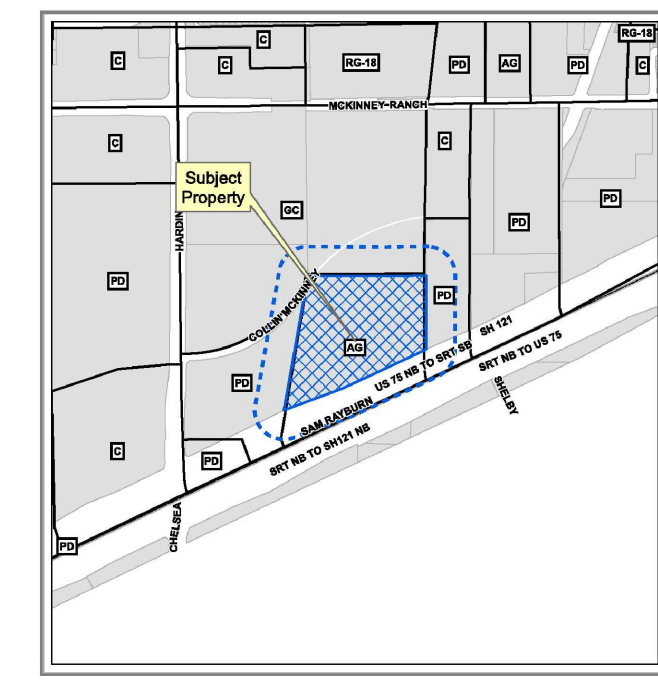
S.H. 121 - SAM RAYBURN TOLLWAY

MCKINNEY ISD  
ZONING: GC

WYE INLET

LOT 1, BLOCK A  
FOXWORTH-GALBRAITH ADDITION  
VOLUME 2010, PAGE 290  
P.R.C.C.T.

ONCOR ELECTRIC DELIVERY COMPANY INDUSTRIAL SUBDIVISION: FOXWORTH-GALBRAITH



VICINITY MAP

LEGAL DESCRIPTION

BEING a tract of land situated in the Jonathan Phillips Survey, Abstract No. 719, City of McKinney, Collin County, Texas, and being all of a called 18.4457 acres tract conveyed to JEB 121, LLC, as recorded in County Clerks No. 20110829000910640, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the southwest corner of said 18.4457 acre tract, said iron rod being in the north Right Of Way line of State Highway No. 121/Sam Rayburn Tollway (a variable with ROW);

THENCE N 10°36'35" E a distance of 888.20' to a 1/2" iron rod found for corner at the southwest corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 20171215001656750, L.R.C.C.T., said iron rod being in a curve to the left;

THENCE along said curve to the left following the south line of the City of McKinney tract through a central angle of 01°52'45", a radius of 1085.00', an arc length of 35.58', with a chord bearing of N 34°22'33" E, and a chord length of 35.58' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 33°26'11" E following the south line of the City of McKinney tract a distance of 61.24' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE along said curve to the right following the south line of the City of McKinney tract through a central angle of 05°58'03", a radius of 1015.00', an arc length of 105.72', with a chord bearing of N 36°25'13" E, and a chord length of 105.67' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE S 89°14'42" E following the south line of said McKinney ISD tract a distance of 301.93' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE DUE SOUTH a distance of 811.78' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner in the north ROW line of State Highway No. 121/Sam Rayburn Tollway;

THENCE S 65°37'56" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 140.13' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE S 70°02'52" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 483.38' to the POINT OF BEGINNING and containing 433,821 Square Feet or 9.959 Acres of land.

SYNOPSIS

Address:

McKinney, Texas 75070

Zoning:

PD

Proposed Use:

Car Dealership

Lot Area:

9.957 Acres (433,727.605 sf) DEVELOPED

Building Areas:

Building First Floor	43,925 sf
Display Canopy	2,577 sf
Building Second Floor	9,894 sf
Make-Ready Building	3,434 sf

Total Bldg Area: 59,830 sf  
11.51% (Total Bldg footprint 49,936 sf)

Lot Coverage:

Floor Area Ratio: 0.1379 : 1

Building Height: 34'

Required Parking:

Display Area	1/1000 (110,663/1000)	= 111 Spaces
Repair Bay	2/Bay + 1/Bay for Overnight Stay (32 bays x 2 + 32 overnight bays)	= 96 Spaces
Office Employees	1/400 (3,827/400)	= 10 Spaces
1st Floor	(3,292/400)	= 9 Spaces
2nd Floor	(1/500 (3,617/500))	= 8 Spaces
Showroom	1/4000 (3,266/4000)	= 1 Spaces

Parking Required Total: (235 Parking Spaces)

Parking Provided Total: (656 Parking Spaces)

Handicapped Parking Required: (7 Parking Spaces)

Handicapped Parking Provided: (7 Parking 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.

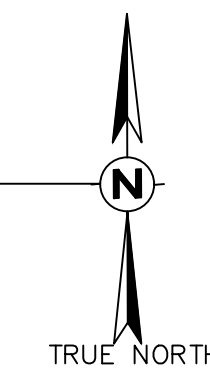
The Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

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 Pod 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.

01 PRELIMINARY SITE PLAN

1" = 60'-0"

660 TOTAL PARKING SPACES



A NEW AUTOMOTIVE DEALERSHIP FOR  
BRANDON TOMES SUBARU  
MCKINNEY, TX

McINTOSH  
ARCHITECTURE  
INC.

michael j. mcintosh, jr., A.I.A.  
7616 L.B.J. Freeway  
Suite 660  
Dallas, Texas 75251  
(214) 954-9546

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.

Seal

Project: 2002  
File: 05-11-2020  
Scale:  
Release Dates  
04/06/2020

Sheet Name  
PRELIMINARY  
SUP EXHIBIT

Sheet Number  
P-1