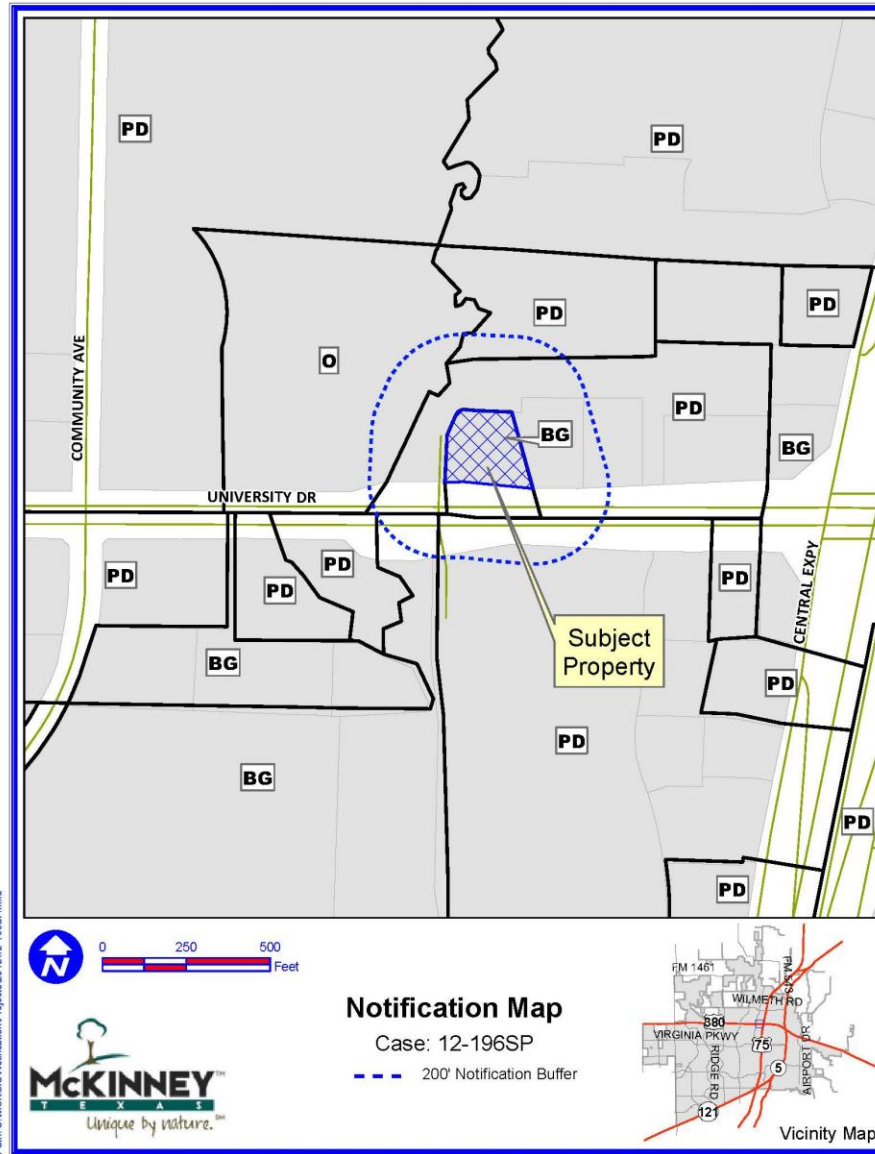


Case No. 12-196SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc., for Approval of a Site Plan for RaceTrac, Approximately 1.11 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 900 Feet West of U.S. Highway 75 (Central Expressway)



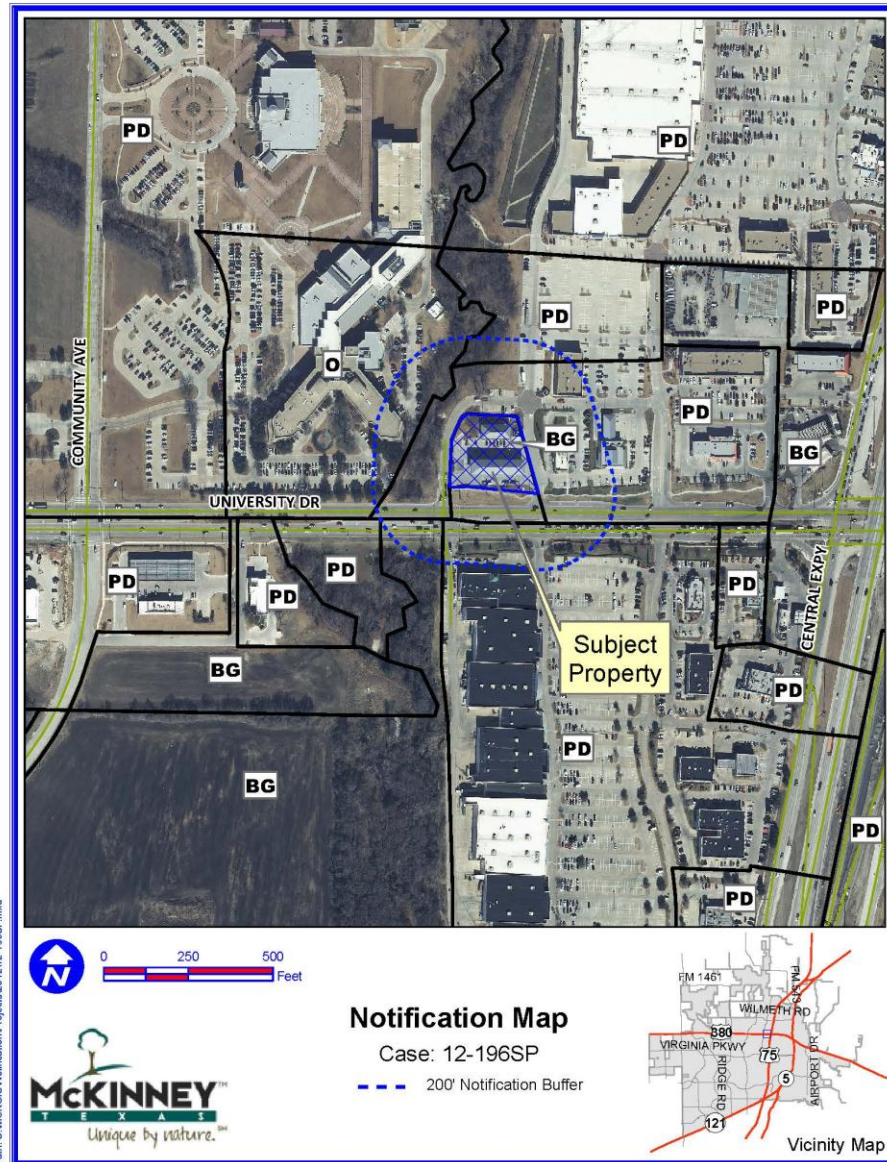
Location Map



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



Aerial Exhibit



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Proposed Site Plan



LOCATION MAP
NTS

SUPER TARGET

McKINNEY TOWNE CROSSING, L.P.
VOLUME 5886, PAGE 1274
P.R.C.C.T.
LOT 1, BLOCK A
380 TOWNE CROSSING ADDITION
VOLUME 2007, PAGE 490
P.R.C.C.T.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL TACK ARE 1" UNLESS NOTED OTHERWISE.
3. ALL SLOPES ARE 4% UNLESS NOTED OTHERWISE.

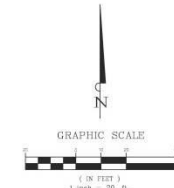
SUPER TARGET

PAVING LEGEND

	6" REINFORCED 400 PSI CONCRETE PAVEMENT (QUARTER STREET)
	6" REINFORCED 400 PSI CONCRETE PAVEMENT (VIRGILIAN)
	6" REINFORCED 300 PSI CONCRETE PAVEMENT (PARKING)
	6" REINFORCED 300 PSI CONCRETE PAVEMENT (SIDEWALK)
	EXISTING CURB & PARKING
	AIR PUMP
	SANITARY SEWER MANHOLE
	GAS MANHOLE
	POWER POLE
	PARKING LOT LIGHT
	NUMBER OF PARKING SPACES
	RADIUS
	TYPICAL
	BARBER FUEL RAMP
	SIDE WALK
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

SITE DATA SUMMARY TABLE

ZONING:	RS
EXISTING USE:	SERVICE STATION
PROPOSED USE:	SERVICE STATION
LOT AREA:	1.113 ACRES (48,472 SQ. FT.)
BUILDING HEIGHT:	1 STORY/32' MAXIMUM
TOTAL BLDG. SQ. FOOTAGE:	5,928 SQ. FT.
PARKING RATIO:	1 SPACE / 280 SF FLOOR AREA
PARKING REQUIRED:	24 SPACES
PARKING PROVIDED:	24 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES
LOT COVERAGE:	12.23% (5,928 SQ. FT.)



SITE PLAN FOR RACETRAC # 219

BEING 1.113 ACRES OUT OF THE SAMUEL McFALL SURVEY, ABSTRACT NO. 641, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED OCTOBER, 2012

OWNER:
MOUNTAINVIEW INC.
3225 CLUMBERLAND BLVD.,
SUITE 300
ATLANTA, GA, 30339
(770) 431-7600
ATTN: KEVIN WILES

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC
220 EAST VIRGINIA STREET
MCKINNEY, TEXAS 75069
(469) 424-8800
ATTN: LEVI WILD, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC
220 EAST VIRGINIA STREET
MCKINNEY, TEXAS 75069
(469) 424-8800
ATTN: LEVI WILD, PE

SANCHEZ & ASSOCIATES, INC.

 220 EAST VIRGINIA STREET

 MCKINNEY, TEXAS 75069

 (469) 424-8800

 FAX: (469) 424-1900

 E-MAIL: INFO@SANCHEZANDASSOCIATES.COM

 Website: www.sanchezandassociates.com

 Certificate of Registration No. 14865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

RACETRAC

SITE PLAN

Scale: SEE GRAPHIC SCALE
 Designed by: LAW
 Drawn by: AAI
 Checked by: LAW
 Date: SEPTEMBER, 2012
 Project No. 03297-001

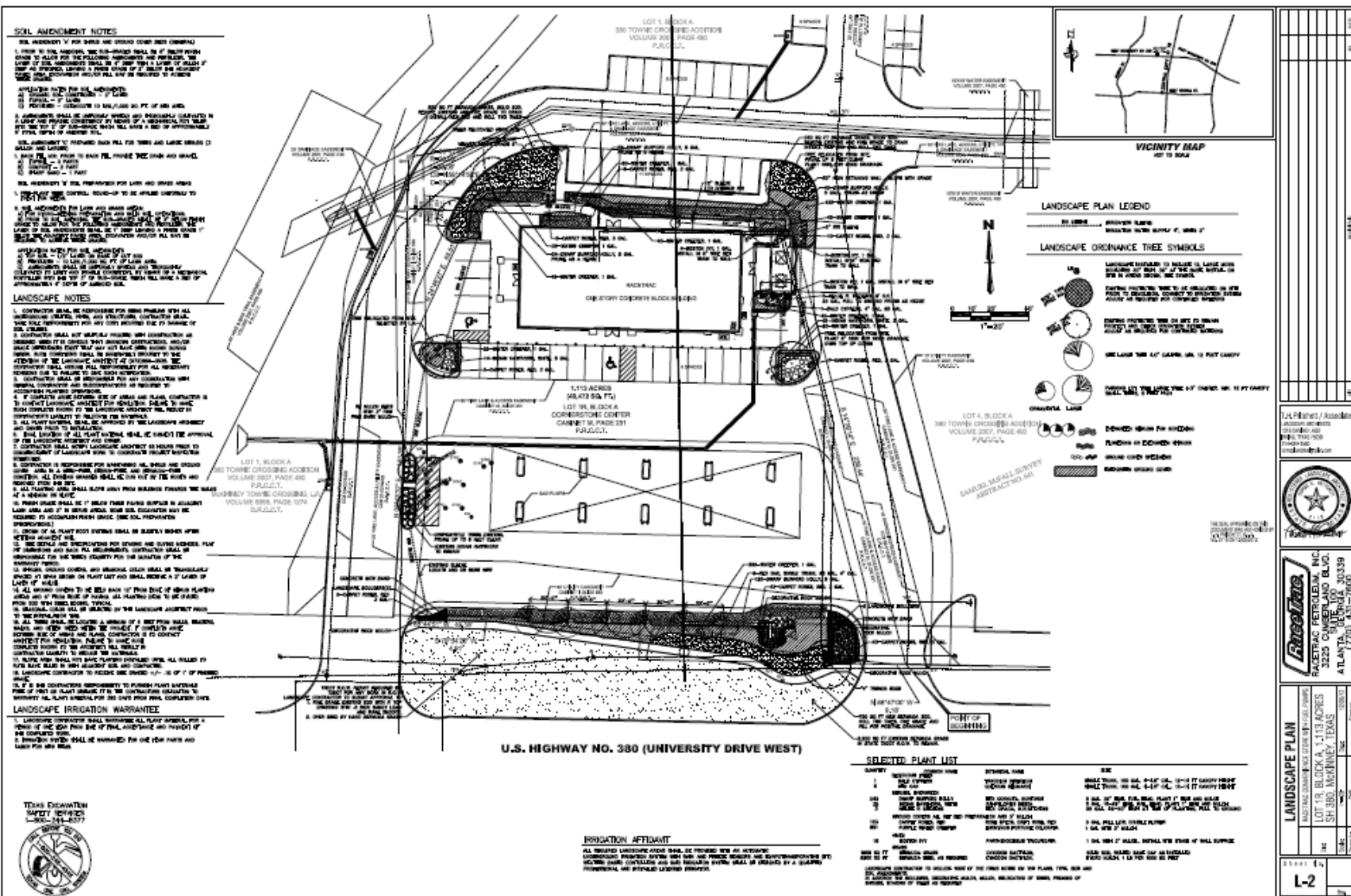
EXHIBIT

CITY OF MCKINNEY SITE PLAN NOTES

1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, 8" HIGH, WITH OR OTHER APPROVED WALL MASONRY. THE SANITATION CONTAINER SCREENING WALLS, GATES AND FDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS. THE HEIGHT OF THE SCREENING WALL SHALL BE 4'.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 98 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL LIGHT POLES HAVE A MAXIMUM 27 FEET IN HEIGHT.

U.S. HIGHWAY NO. 380 (UNIVERSITY DRIVE WEST)

(VARIABLE WIDTH 0.0.0.0)
VOLUME 3508, PAGE 288
VOLUME 3435, PAGE 776
D.R.C.C.T.



Staff Recommendation

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