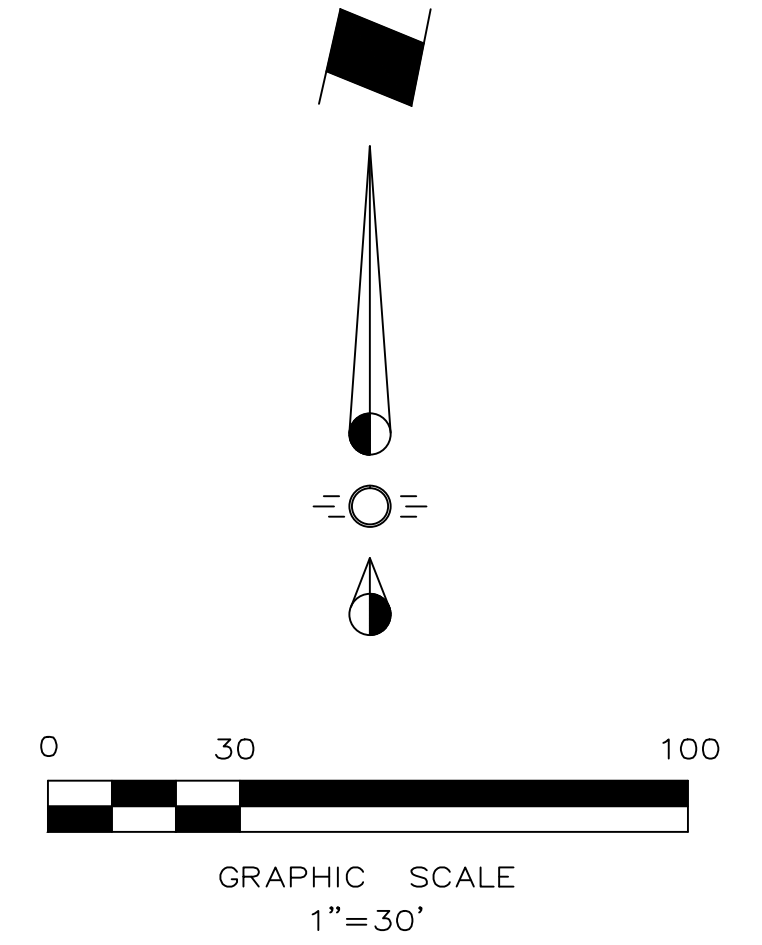


VICINITY MAP
NTS



SYNOPSIS

Location:	Lot 3R Virginia Parkway Professional Center South
Current Zoning:	C1 - Neighborhood Commercial District
Proposed Zoning:	C2 - Local Commercial District w/ SUP
Proposed Use:	Auto Repair Facility
Lot Area:	0.65 Acres (28,314 sf)
Building Areas:	5,202 sf
Lot Coverage:	18.37% (Total Bldg Area 5,202 sf)
Floor Area Ratio:	0.18 : 1
Building Height:	20'-0"
Required Parking:	Office 1:400 (1,506/300) = 6 Spaces Auto Repair 2:Service Bay (8*2) = 16 Spaces Overnight Parking 3 Required

Parking Required Total:	25 Parking Spaces (1 Accessible Space)
Parking Provided Total:	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

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
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2821 West 7th Street, Suite 400
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SURVEYOR:

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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.
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 30'

SUP SITE PLAN		SP
HONEST-1 AUTO CARE		
G&S MACCHINA, LLC CITY OF MCKINNEY, TEXAS		
		Project No. 16079