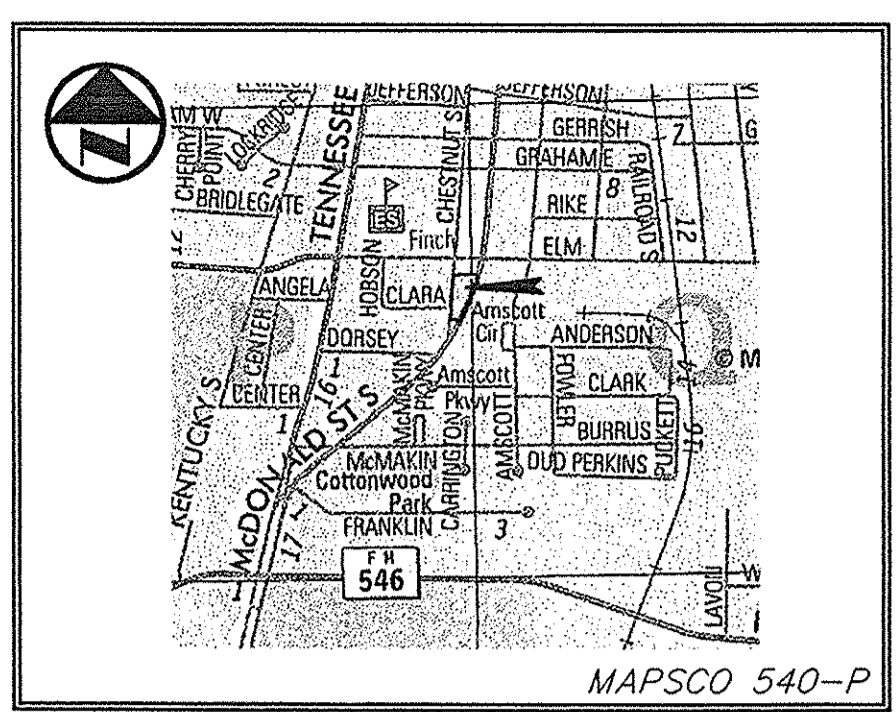
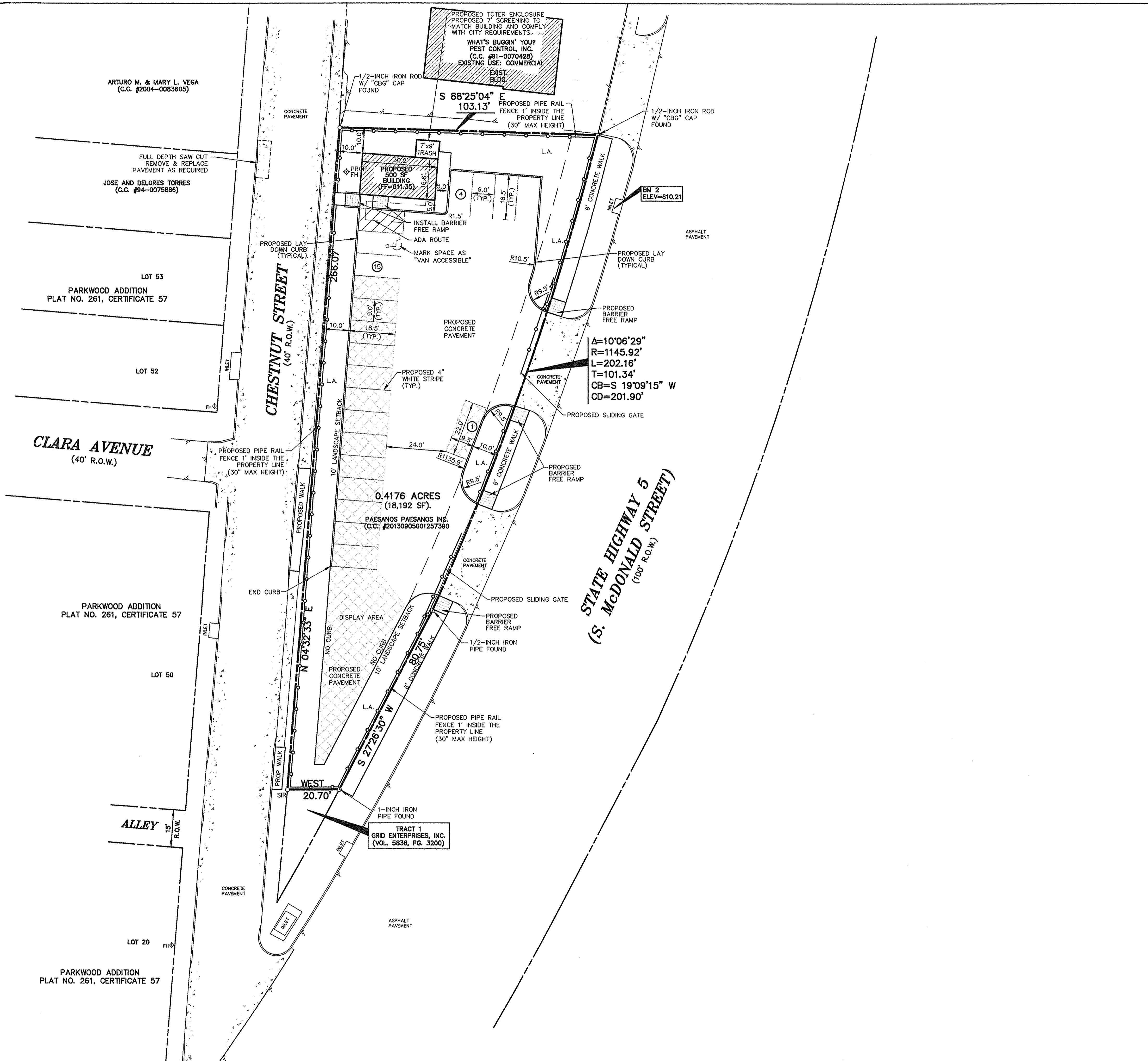
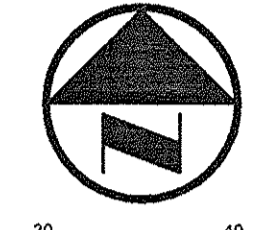


10/07/2013 2:30PM 0.414 ACRES TRACT 1, MCKINNEY (DWS) 1548-13-012-SITE PLAN.DWG
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VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SIG. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- WATER
- U/G WATER LINE
- GAS
- U/G GAS LINE
- X-X- FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
- DISPLAY AREA PARKING

SITE DATA SUMMARY TABLE

ITEM	VALUE
ZONING	BG
PROPOSED USE	RETAIL (AUTO SALES)
LOT AREA (SF/ACRES)	18,192/0.4176
OFFICE (SF)	500
BUILDING HEIGHT (FT)	15
LOT COVERAGE (%)	3%
FLOOR AREA RATIO	0.03:1
PARKING REQUIRED	
1 SPACE / 1000 SF DISPLAY AREA	3,731/1000=3.73 SPACES
1 SPACE / 400 SF OF OFFICE	500/400=1.25 SPACES
HANDICAPPED PARKING REQUIRED	1 SPACE
DISPLAY PARKING PROVIDED	14
REQUIRED PARKING PROVIDED	4
REQUIRED OFFICE PARKING PROVIDED	2
TOTAL PARKING PROVIDED	20
HANDICAPPED PARKING PROVIDED	1
EXISTING IMPERVIOUS AREA (SF)	0
PROPOSED IMPERVIOUS AREA (SF)	12,427

- CITY OF MCKINNEY SITE PLAN NOTES:**
- 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.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL 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 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
 SAMUEL McFARLAND SURVEY, ABSTRACT NO. 558
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 LOT 1, BLOCK A, TOVI MOTORS ADDITION (PROPOSED)

NOTE:
 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7340
 - ONCOR ELECTRIC - (936) 888-8242 - MR. MARK BAILEY
 - ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
 - TIME WARNER CABLE - (972) 742-5892
 - AT&T TELEPHONE - (972) 589-4780 - MR. KEITH HELM

BENCH MARK LIST:

BENCHMARK #1
 CITY OF MCKINNEY MONUMENT #43 FOUND ON END OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOUISIANA AND MURRAY.
 ELEVATION = 586.464

BENCHMARK #2
 "X" CUT ON CURB INLET LOCATED IN WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 5 (SOUTH McDONALD STREET) AT THE NORTHEAST CORNER OF SITE.
 ELEVATION = 610.21

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-544-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-689-8344 EXT. 5

RECEIVED
 By Kathy Wright at 10:03 am, Oct 08, 2013

NO.	DATE	REVISION / DESCRIPTION	PJ NUMBER
DESIGN	DRAWN	DATE	PJ NUMBER
RPP	MLM	09-23-2013	1548-13-012

DEVELOPER
 MR. ELLIOTT BRADLEY
 BRADCO INTERESTS, INC.
 1700 REDBUD BOULEVARD, SUITE 115
 MCKINNEY, TEXAS 75070
 (972) 569-8227 PHONE
 BIPBRAD@AOL.COM

PROJECT INFORMATION
 TOVI MOTORS
 BLOCK A, LOT 1, TOVI MOTORS ADDITION
 CITY OF MCKINNEY, TEXAS
 SAMUEL McFARLAND SURVEY, ABSTRACT NO. 558
 PROPOSED USE: AUTO SALES
 ZONING: "BG" GENERAL BUSINESS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POGUE, P.E. 04780 ON 09-23-2013. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 Engineer: RANDALL P. POGUE, P.E.
 P.E. No.: 04780
 Date: 09-23-2013

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1512 BRAY CENTRAL DRIVE SUITE 100
 MCKINNEY, TEXAS 75069
 TX BOARD PROF. ENGINEERS, CERT. #F-000461; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00
 (214) 544-8880 PHONE
 (214) 544-8882 FAX
 www.PogueEngineering.com

SITE PLAN
 TOVI MOTORS
 BLOCK A, LOT 1, TOVI MOTORS ADDITION
 SAMUEL McFARLAND SURVEY, ABSTRACT NO. 558
 CITY OF MCKINNEY, TEXAS

SHEET NO.
C1.01