

LAND USE: AG (RESIDENTIAL)  
EXISTING ZONING : "PD" 20-01377

KENNETH RICHARD MAYER, TRUSTEE OF THE  
TYLER ELIZABETH MAYER TRUST AND OF  
THE CLARK PERRY MAYER TRUST  
(20.40 ACRE TRACT)  
CC No. 20180718000891730, CCLR

PRE-PROJECT FULLY-DEVELOPED  
FLOODPLAIN PER ROWLETT  
CREEK STUDY PREPARED BY  
BOYD HYDROLOGY PLLC, DATED  
FEBRUARY 2019

LAND USE: VACANT  
EXISTING ZONING : "C-1"

PATHWAY SYSTEMS INC  
INST. No. 20190528000599730  
D.R.C.C.T.

177,081 sq.ft.  
4.065 acres

10' WIDE MINIMUM  
UNOBSTRUCTED PATH  
CLEARANCE. PATH NOT TO  
EXCEED 3% SLOPE PER  
ORDINANCE IFC §503.11

0.042 Ac. N.T.M.W.D.  
EASEMENT. CC No.  
96-0026920, CCLR

0.083 Ac. N.T.M.W.D.  
EASEMENT. CC No.  
96-0026921, CCLR

RIVER RANCH EDUCATIONAL CHARITIES INC  
9.888 ACRE TRACT  
CC No. 20160128000101840, CCLR

LAND USE: MULTI-FAMILY  
EXISTING ZONING : UNKNOWN

LOT 1, BLOCK A  
DISCOVERY AT ROWLETT CREEK ADDITION  
17,815 ACRE TRACT  
VOL. 2012, PG. 372, CCMR  
LAND USE: MULTI-FAMILY  
EXISTING ZONING : "PD" 14-0251SP

- LEGEND**
- PP POWER POLE
  - WM WATER METER
  - WV WATER VALVE
  - LS LIGHT STANDARD
  - TF TRANSFORMER
  - FH FIRE HYDRANT
  - CO CLEANOUT
  - CV IRRIGATION CONTROL VALVE
  - JB JUNCTION BOX
  - WV WATER VAULT
  - GM GAS METER
  - GV GAS VALVE
  - MS METAL SIGN
  - PA POWER POLE ANCHOR
  - SS SANITARY SEWER MANHOLE
  - OHP OVERHEAD POWER LINE
  - X FENCE
  - A/C AIR CONDITION UNIT
  - TR TELEPHONE RISER
  - CR CABLE RISER
  - EM ELECTRIC METER
  - GI GRATE INLET
  - FL FLOOD LIGHT
  - MW MONITORING WELL
- PROPERTY LINE  
- - - EASEMENT LINE  
- - - SETBACK LINE
- D DUMPSTER

Point of Beginning

7' TALL MASONRY  
SCREENING WALL  
DUMPSTER ENCLOSURE.  
12' WIDE X 14' DEEP WITH  
40' OF STRAIGHT BACKING.

REMOTE FDC  
WITH BOLLARDS

**PROPERTY DESCRIPTION**

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 622, and all of that 4.065 acre tract conveyed to Pathway Systems Inc. by Special Warranty Deed as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING, at a point in the north line of the Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records, from which an "X" found in a concrete turn-in, being in the east right-of-way line of Custer Road (F.M. 2478), marking the northwest corner of a variable width right-of-way dedication by said Discovery at Rowlett Creek Addition bears South 89°40'39" West, 735.01 feet;

THENCE, North 00°19'21" West, 395.01 feet to a point in the centerline of a Rowlett Creek Tributary, on the southwest line of a called 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records, and marking the northwest corner of said premises;

THENCE, with the centerline of said Rowlett Creek Tributary and the southwest line of said 20.40 acre tract as follows:  
South 69°31'51" East, 119.00 feet to a point; South 62°20'41" East, 195.28 feet to a point; South 83°32'18" East, 78.77 feet to a point; South 74°33'26" East, 148.44 feet to a point; South 54°53'29" East, 228.19 feet to a point;  
South 37°14'08" East, 99.10 feet to a point being in the north line of a called 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records and the most southerly southwest corner of said 20.40 acre tract;

THENCE, along the south line of said premises and the north line of said 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 750.23 feet to the POINT OF BEGINNING;

CONTAINING, 177,081 square feet or 4.065 acres of land, more or less.

SITE DATA TABLE	
Existing Zoning	"C-1"
Proposed Use	Office/Daycare/Dogcare
Lot Area	4.065 acres or 177,081 square feet
Building area	23,200 square feet
Building Height	Two stories at 29'-6" If building height exceeds 30 feet (may include parapet walls) in height then an Aerial Apparatus Fire Lanes (AAFL) will be required
Lot Coverage	9.37%
Floor Area Ratio	0.13:1
Impervious Area	52,405 square feet
Parking Required	1 spaces per 8 students
Daycare	192 students/8 = 24 spaces
Parking Required	1 spaces per 8 dogs
Dog Day Care	200 dogs/8 = 25 spaces
Parking Required	1 space per 400 square feet
Office	6,600/400 = 17 spaces
Total Parking Required	24 + 25 + 17 = 66 required
Parking Provided	67 spaces+4 ADA=71 provided

**STANDARD NOTATIONS:**

"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."

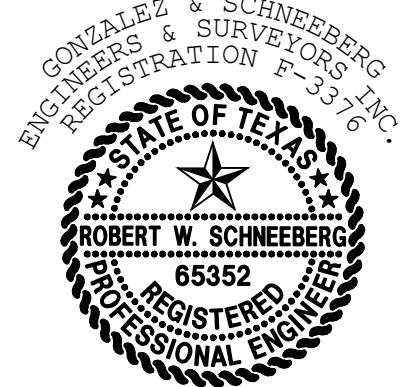
"Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties."

"Lighting for the subject property will be constructed in conform-ance with Chapter 58 of the City of McKinney Code of Ordinances."

**PRELIMINARY  
NOT FOR CONSTRUCTION**

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF OBTAINING A SPECIFIC USE PERMIT APPROVAL. IT HAS NOT BEEN APPROVED FOR CONSTRUCTION BY THE CITY OF MCKINNEY.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT W. SCHNEEBERG, P.E. TEXAS REGISTRATION NO. 65352  
DATE: 09/12/2022



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON 09/12/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**SPECIFIC USE PERMIT  
FOR  
CHILDREN OF AMERICA  
MAYER TRACT  
4.065 ACRES  
EXISTING ZONING: "C1"**

ENGINEER/SURVEYOR:  
ROBERT W. SCHNEEBERG, P.E., R.P.L.S.  
GONZALEZ & SCHNEEBERG, INC.  
2100 LAKESIDE BOULEVARD, SUITE 200  
RICHARDSON, TEXAS 75082  
(972) 516-8855

PROJ. NO.: 7155-21-03-14		DWG. NO.: 7155 DC Site.dwg	
Gonzalez & Schneeburg engineers & surveyors		2100 Lakeside Boulevard Suite 200, Richardson, Texas 75082 - (972) 516-8855	
Engineering Firm No. F-3376		Surveying License No. 100752-00	
DESIGN	DRAWN	DATE	SCALE
GSES	GSES	APRIL 2022	1" = 30'
NOTES	FILE	NO.	