

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- ADJOINERS
- BUILDING SETBACK
- YARD SETBACK
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- PROPOSED RETAINING WALL
- FIRE LANE
- TAS/ADA COMPLIANT ROUTE
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- AIR CONDITIONER PAD

SITE SUMMARY

LOT AREA	10.72	ACRES
LOT COVERAGE	4.03	PERCENT
FLOOR AREA RATIO	0.0403:1	RATIO
48% IMPERVIOUS COVERAGE	224,900	S.F.
SALES BUILDING AREA	10,030	S.F.
SALES BUILDING HEIGHT	35'	-
PRESENTATION BUILDING AREA	1,708	S.F.
PRESENTATION BLDG HEIGHT	26'	-
RETAIL SERVICE BUILDING AREA	6,150	S.F.
RETAIL SERVICE BLDG HEIGHT	29'	-
CARWASH BUILDING AREA	936	S.F.
CARWASH BUILDING HEIGHT	22'	-
TOTAL BUILDING AREA	18,824	S.F.
PARKING PROVIDED (SALES LOT)	311	SPACES
PARKING PROVIDED (CUST/EMP)	177	SPACES
*PARKING REQUIRED (OFFICE/INDOOR DISPLAY)	31	SPACES
*PARKING REQUIRED (OUTDOOR DISPLAY)	118	SPACES
HANDICAP PROVIDED	6	SPACES

*PER ORD. 146-130, 1 SPACE PER 1000 OUTDOOR DISPLAY, 1 SPACE PER 500 INDOOR DISPLAY, 1 SPACE PER 400 OFFICE, 2 SPACES PER BAY DOOR (5 SPACES MIN.), AND 1 SPACE PER BAY DOOR (OVERNIGHT).

	QUANTITY	REQUIRED RATIO	REQUIRED SPACES	PROVIDED SPACES
OFFICE IN SALES BUILDING	6,309 SF	1:400	16	
SALES AREA	3,721 SF	1:500	8	
PRESENTATION AREA	1,708 SF	1:500	4	
SERVICE AREA	10 BAYS	2 PER BAY	20	
CAR WASH OVERNIGHT	1 AUTOMATED	3 STACK	0	
STORAGE IN REAR	10 BAYS	1 EACH	10	
OUTSIDE DISPLAY	121,368 SF	1:400	122	
ADA SPACES			6	187

- NOTES:**
- SANITATION CONTAINER SCREENING WALLS WILL BE 7" 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. CURRENT PLAN IS FOR CMU WALL WITH STUCCO VENEER TO MATCH BUILDING FACADE. 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 CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - HIGHEST SITE ELEVATION IS APPROXIMATELY 655'.
 - MONUMENT SIGNAGE SHOWN FOR REFERENCE. A SEPARATE PERMIT WILL BE SUBMITTED TO FINALIZE LOCATIONS/DESIGN.
 - NO EXISTING STRUCTURES ON LOT.
 - NO OFFSITE WORK ON ADJACENT PUBLIC STREETS PLANNED.
 - NO DELIVERY TRUCK DOCK PLANNED.
 - COORDINATES FOR TOP RIGHT HAND CORNER OF SALES BUILDING: N 7129371.59, E 2537861.30.
 - BAY DOOR LIVE SCREENING.

CITY OF MCKINNEY BM#39
BRASS CAP ON INLET APPROX. 270' SOUTH OF THE SOUTHEAST INTERSECTION OF VIRGINIA PARKWAY AND JORDAN ROAD.
ELEVATION: 577.764'

CITY OF MCKINNEY BM#40
BRASS CAP ON CURB NEAR THE NORTHWEST INTERSECTION OF HIGHWAY 380 AND REDBUD BLVD.
ELEVATION: 656.576'

NO.	DATE	DESCRIPTION

DUNAWAY
170 N. Preston Road • Suite 10 • Prosper, Texas 75078
(TX REG. FC 174)

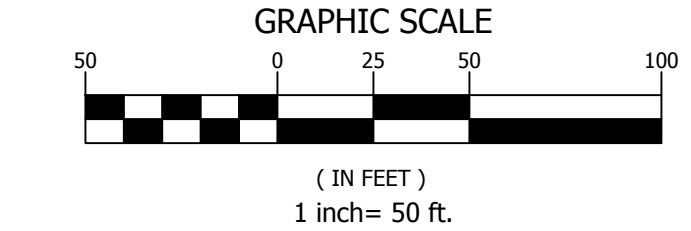
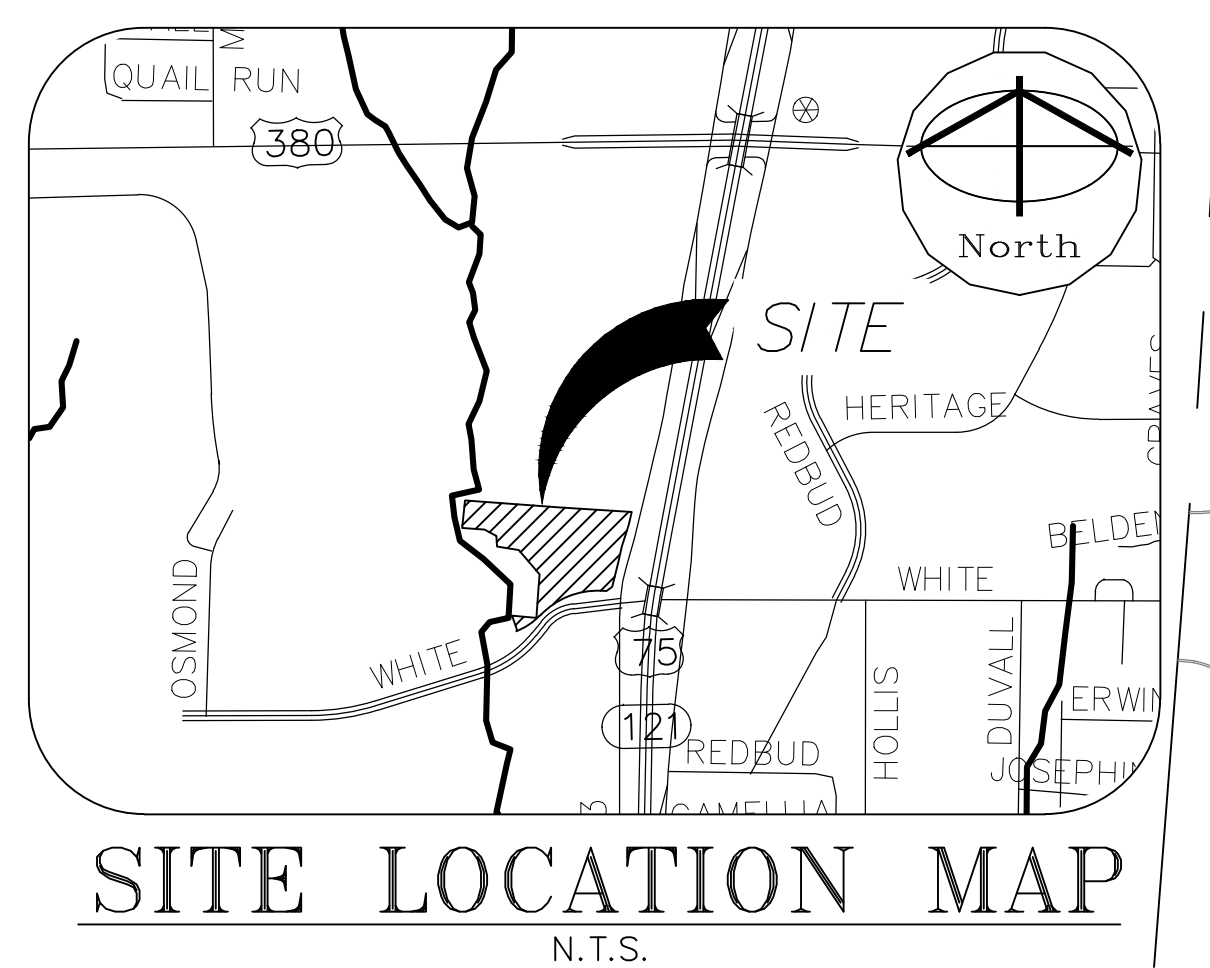
SITE PLAN

CARMAX # 6089
1416 NORTH CENTRAL EXPRESSWAY
MCKINNEY, TEXAS

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RANDALL E. SIEMON
P.E.# 73607
DATE: 07-29-2016

JOB NO.	B002187.001
DRAWN BY:	JC/ RF
DESIGNED BY:	RES
CHECKED BY:	RES
DATE:	07-29-2016
SHEET:	C3.0



ZONING DISTRICT: C
ELEVATION OF TOP PARAPET WALL: 677.00

DEVELOPER
CENTERPOINT INTEGRATED SOLUTIONS
1240 BERGEN PARKWAY, SUITE A-250
EVERGREEN, CO 80439
PHONE: (720) 445-4385
C/O JOHN THATCHER

APPLICANT
DUNAWAY ASSOCIATES, LP
170 N. PRESTON ROAD, SUITE 10
PROSPER, TX 75078
PHONE: (469) 481-6747
C/O RANDALL E. SIEMON, P.E.