

VICINITY MAP
(NOT TO SCALE)

AUTONATION - PORSCHE
 LOT 1, BLOCK A
 AUTONATION MCKINNEY ADDITION
 (5.95 AC)

APPLICANT:
 BIG RED DOG ENGINEERING
 ATTN: GRAYSON HUGHES
 8144 WALNUT HILL LANE SUITE 903
 DALLAS, TEXAS 75213
 (214) 307-4767

OWNER/DEVELOPER:
 AUTO COMPANY VII, INC.
 ATTN: CLIFF POWELL
 200 SW 1ST AVENUE, 14TH FLOOR
 FORT LAUDERDALE, FL 33301
 (954) 769-4356

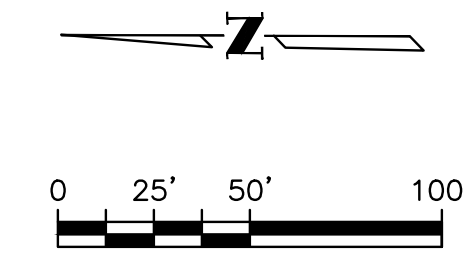
SURVEYOR:
 GEONAV
 ATTN: JOEL C. HOWARD
 3410 MIDCOURT RD, STE. 110
 CARROLLTON, TEXAS 75006
 (972) 243-2409

SITE DATA TABLE	
EXISTING ZONING	PD NO. 1578
LOT AREA	5.96 ACRES (259,443 SQ.FT.)
PROPOSED USE	MOTOR VEHICLE REPAIR & SERVICE
BUILDING AREA	28,073 SQUARE FEET
BUILDING HEIGHT	28'-0"
LOT COVERAGE	10.83%
FLOOR AREA RATIO	0.11:1
IMPERVIOUS AREA	178,302 SQ.FT. (69%)

CITY OF MCKINNEY NOTES:

- 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- SITE PLAN REQUIRES CITY COUNCIL APPROVAL.

PARKING REQUIREMENTS			
TYPE	REQUIREMENT	REQUIRED	PROPOSED
MOTOR VEHICLE/AUTOMOBILE REPAIR & SERVICE	2 SPACES FOR EACH SERVICE BAY W/ A MIN. OF 5 SPACES, 1 OVERNIGHT STORAGE PARKING SPACE MUST BE PROVIDED FOR EACH PROPOSED SERVICE BAY	26 BAYS * 2 SPACES/ BAY = 52 SPACES REQ.	325
OFFICE/RECEPTION AREA	1 PARKING SPACE PER 400 SQ.FT.	2,069 SQ.FT. * 1 SPACE/400 SQ.FT. = 6 SPACES REQ.	6
OFF-STREET LOADING	15,001 TO 40,000 SQ.FT. OF GROSS GROSS FLOOR AREA 2 SPACES	28,073 SQ.FT. = 2 (12X35') SPACES REQ.	2
	TOTAL	58 SPACES 26 OVERNIGHT SPACES 2 LOADING SPACES	331

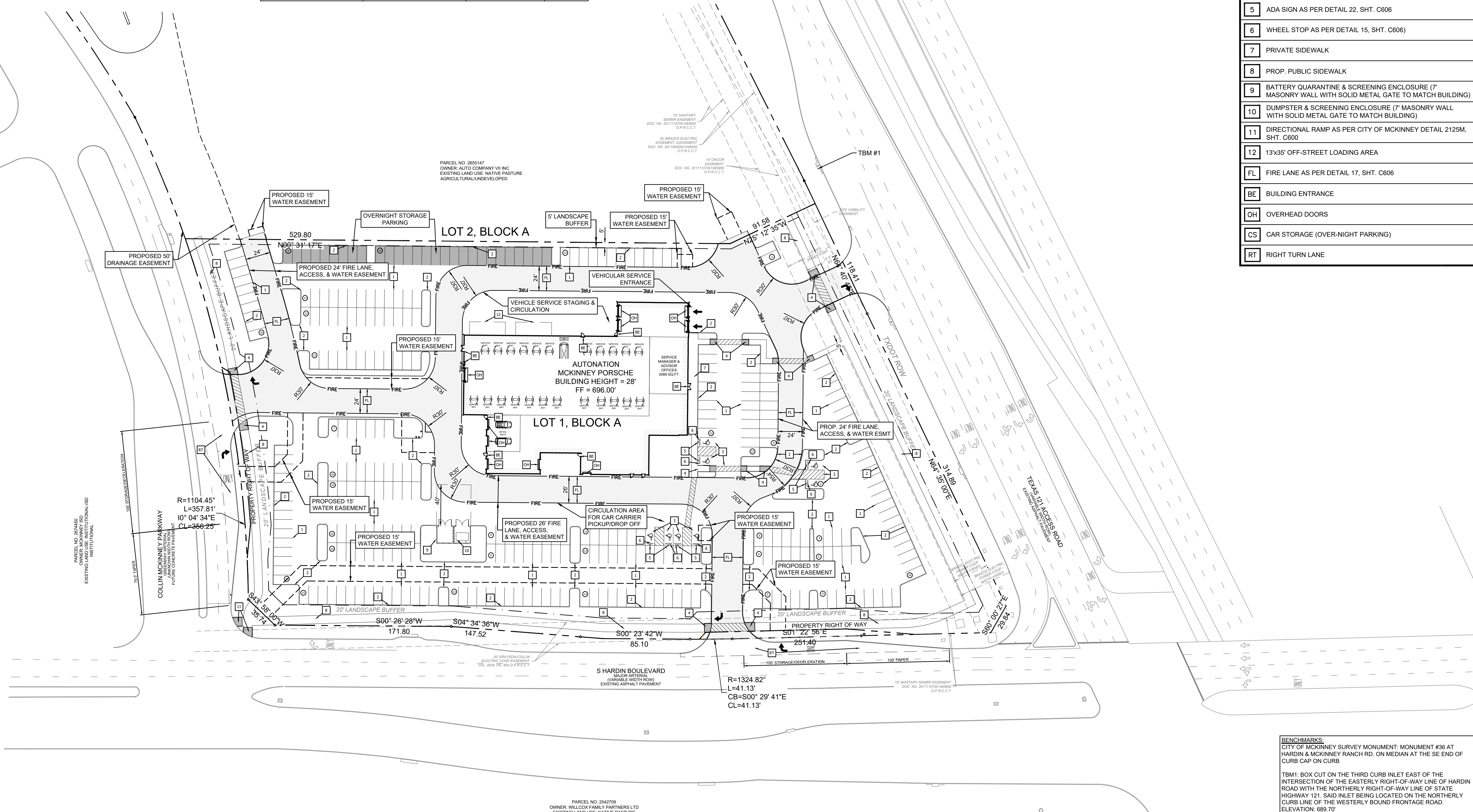


LEGEND

---	BOUNDARY / RIGHT OF WAY
---	EASEMENT / SETBACK
---	FACE/BACK OF CURB
---	FIRE LANE STRIPING
5	PARKING COUNT

SITE PLAN KEYNOTES

1	PAVEMENT STRIPING (TYP)
2	6" CONCRETE CURB (TYP)
3	ACCESSIBLE PARKING SPACE AND STRIPING AS PER DETAILS 20 & 21, SHT. C606
4	ADA RAMP
5	ADA SIGN AS PER DETAIL 22, SHT. C606
6	WHEEL STOP AS PER DETAIL 15, SHT. C606)
7	PRIVATE SIDEWALK
8	PROP. PUBLIC SIDEWALK
9	BATTERY QUARANTINE & SCREENING ENCLOSURE (7' MASONRY WALL WITH SOLID METAL GATE TO MATCH BUILDING)
10	DUMPSTER & SCREENING ENCLOSURE (7' MASONRY WALL WITH SOLID METAL GATE TO MATCH BUILDING)
11	DIRECTIONAL RAMP AS PER CITY OF MCKINNEY DETAIL 2125M, SHT. C600
12	13'X35' OFF-STREET LOADING AREA
FL	FIRE LANE AS PER DETAIL 17, SHT. C606
BE	BUILDING ENTRANCE
OH	OVERHEAD DOORS
CS	CAR STORAGE (OVER-NIGHT PARKING)
RT	RIGHT TURN LANE



PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSE.

PREPARED UNDER THE
 SUPERVISION OF
 GRAYSON K. HUGHES, P.E.
 P.E.# 114327
 ON
 10/1/2018

PROJECT:
 MCKINNEY PORSCHE
 NORTHEAST CORNER HARDIN BLVD. & S.H. 121 - SAM RAYBURN TOLLWAY
 MCKINNEY, TEXAS 75070

SHEET TITLE:
 SITE PLAN

SHEET
CS100
 04 OF 40
 PLAT NO. YRACCNT

FILE NAME: 041101005_CS100 SITE PLAN.DWG
 LAST MODIFIED BY: LANE BRANN
 PLOTTED BY: LANE BRANN
 PLOTTED WITH: CUBESERIES
 PLOT STYLE: ---
 PLOT DATE: ---

PARCEL NO. 2542709
 OWNER: WILCOX FAMILY PARTNERS LTD
 EXISTING LAND USE: NATIVE PASTURE
 AGRICULTURAL/UNDEVELOPED

BENCHMARKS:
 CITY OF MCKINNEY SURVEY MONUMENT: MONUMENT #36 AT
 HARDIN & MCKINNEY RANCH RD. ON MEDIAN AT THE SE END OF
 CURB CAP ON CURB

TBM1: BOX CUT ON THE THIRD CURB INLET EAST OF THE
 INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARDIN
 ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE
 HIGHWAY 121. SAID INLET BEING LOCATED ON THE NORTHERLY
 CURB LINE OF THE WESTERLY BOUND FRONTAGE ROAD.
 ELEVATION: 689.70'