

**SITE DATA SUMMARY TABLE LOTS 1 & 2**

ZONING:	MTC McKinNEY TOWN CENTER DISTRICT
EXISTING USE:	PARKING LOT/GARAGE
PROPOSED USE:	RETAIL / OFFICE
LOT AREA:	LOT 1 11,840 SF / 0.272 AC LOT 2 11,540 SF / 0.265 AC
BUILDING HEIGHT:	3 STORIES
NUMBER OF BLDGS.	2
TOTAL BLDG. SQ. FOOTAGE:	36,000 SQ. FT. MAX.
<b>PARKING REQUIRED</b>	
NO PARKING REQUIRED FOR NON-RESIDENTIAL USES FOR McKinNEY TOWN CENTER DEVELOPMENT CODE	
<b>PARKING PROVIDED</b>	
TOTAL PARKING PROVIDED (HANDICAP PARKING)	VIA NEW PARKING GARAGE (7)
LOT COVERAGE/BLDG FOOTPRINT FLOOR TO AREA RATIO	51% (12,000 SQ. FT.) 1.54:1
<b>LANDSCAPE DATA</b>	
INTERIOR LANDSCAPING IMPERVIOUS AREA:	7,485 SQ. FT. 16,895 SQ. FT.

**SITE DATA SUMMARY TABLE LOT 3**

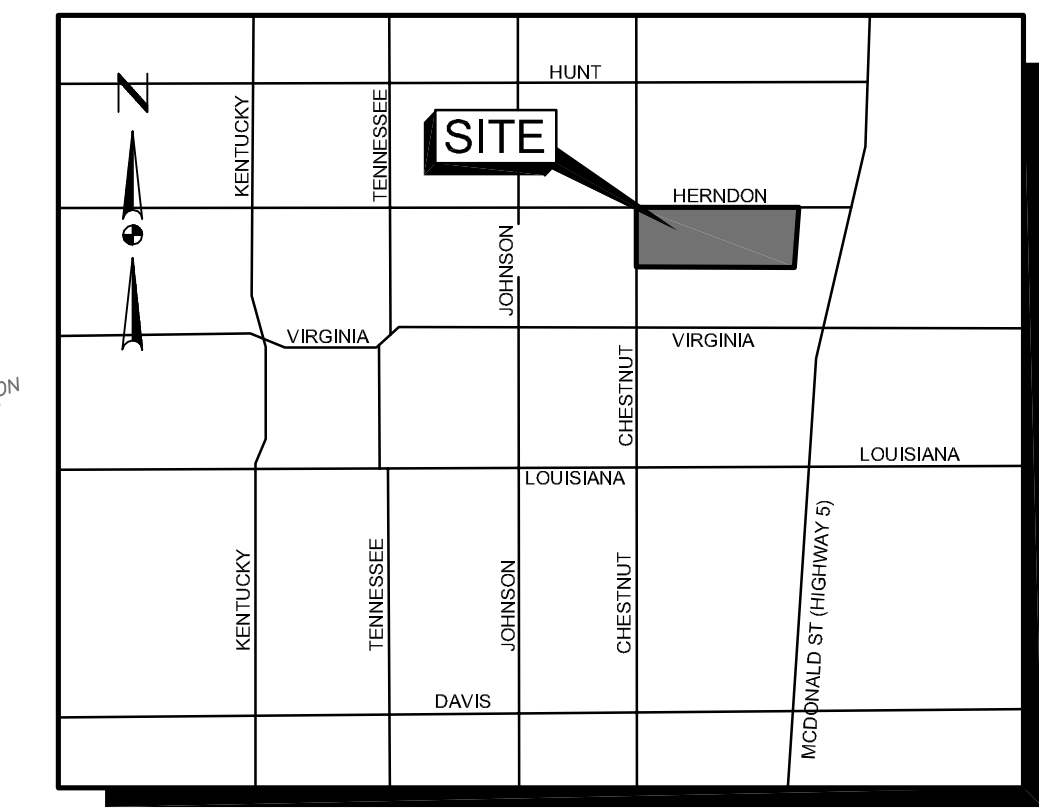
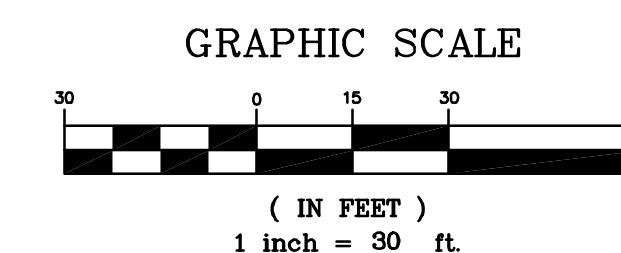
ZONING:	MTC McKinNEY TOWN CENTER DISTRICT
EXISTING USE:	PARKING LOT
PROPOSED USE:	PARKING GARAGE
LOT AREA:	27,711 SF / 0.638 AC
BUILDING HEIGHT:	50' 6"
NUMBER OF BLDGS.	1
TOTAL BLDG. SQ. FOOTAGE:	129,025 SQ. FT. MAX.
<b>PARKING REQUIRED</b>	
NO PARKING REQUIRED FOR NON-RESIDENTIAL USES FOR McKinNEY TOWN CENTER DEVELOPMENT CODE	
<b>PARKING PROVIDED</b>	
TOTAL PARKING PROVIDED (HANDICAP PARKING)	310 (7)
LOT COVERAGE/BLDG FOOTPRINT FLOOR TO AREA RATIO	93% (25,805 SQ. FT.) 4.66:1
<b>LANDSCAPE DATA</b>	
INTERIOR LANDSCAPING IMPERVIOUS AREA:	1,512 SQ. FT. 26,199 SQ. FT.

**NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- NORTH BUILD TO LINE SHALL BE THE HERNDON ROW AND THE SOUTH BUILD TO LINE SHALL BE THE FUTURE LOT LINE

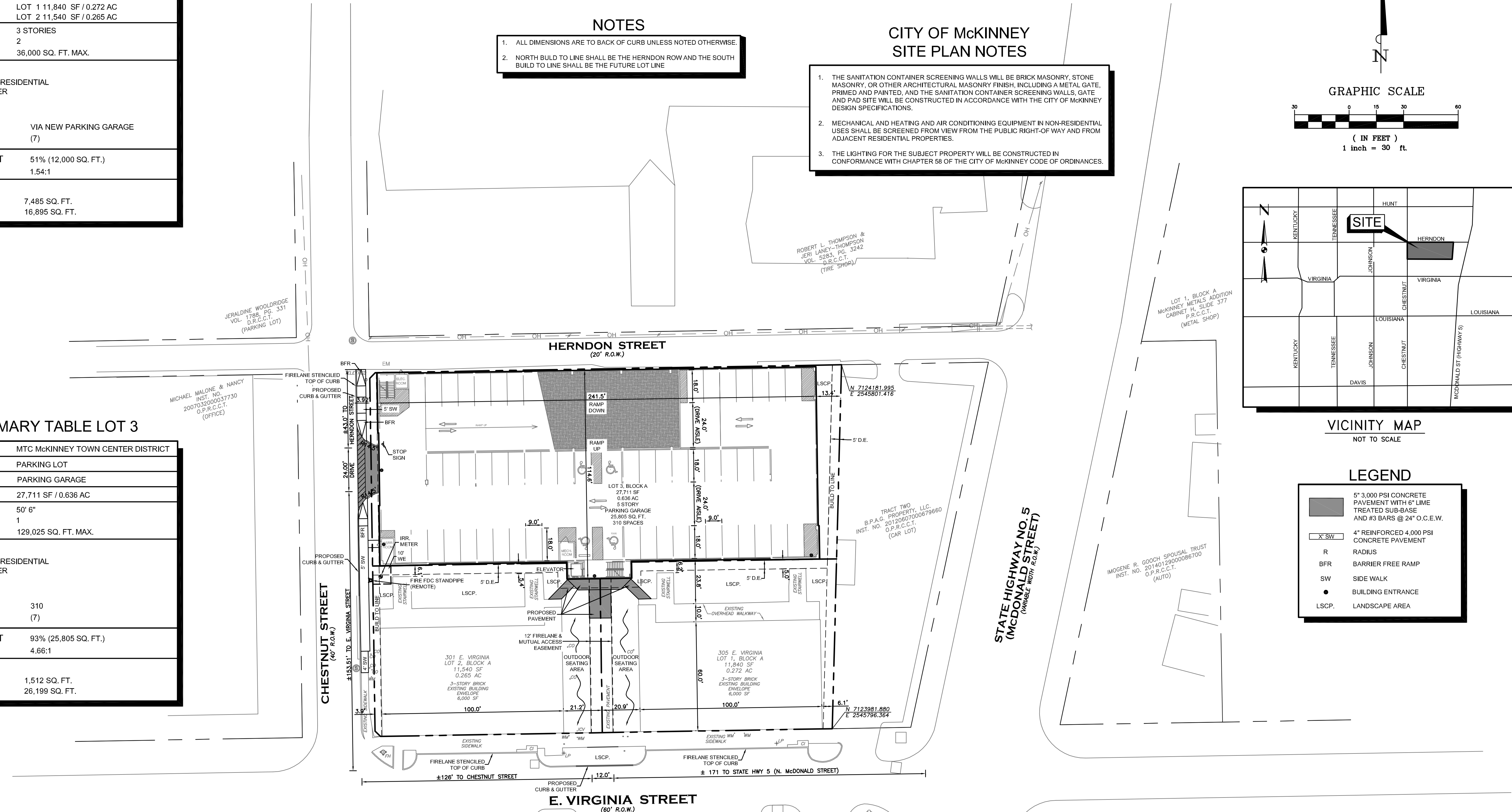
**CITY OF McKinNEY SITE PLAN NOTES**

- 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 NON-RESIDENTIAL 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.



**LEGEND**

- 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
- 4" REINFORCED 4,000 PSI CONCRETE PAVEMENT
- R RADIUS
- BFR BARRIER FREE RAMP
- SW SIDE WALK
- BUILDING ENTRANCE
- LSCP. LANDSCAPE AREA



**SITE PLAN FOR CHESTNUT COMMONS PARKING GARAGE MCKINNEY, TX**  
 BEING 1.19 ACRES OUT OF THE WILLIAM DAVIS SURVEY  
 ABSTRACT NO. A-248  
 CITY OF MCKINNEY, COLLIN COUNTY TEXAS  
 DATE 8/3/2017

**OWNER:** VIRGINIA@S LLC  
 11520 N. CENTRAL EXPY, STE 138  
 DALLAS, TX 75243-6607  
 (469) 424-5900  
 EMAIL: Kim.Sanchez@tsag.biz  
 (Authorized Representative)

**OWNER:** SP2 301 E VIRGINIA LLC  
 2000 N. McDonald Street, Suite 100  
 McKinney TX 75071  
 (469) 424-5900  
 EMAIL: Kim.Sanchez@tsag.biz

**APPLICANT:** SANCHEZ AND ASSOCIATES, LLC.  
 2000 N. McDonald Street, Suite 100  
 McKinney TX 75071  
 PH: (469) 424-5900  
 EMAIL: chris.blevins@thesanchezgroup.biz

**ENGINEER:** SANCHEZ AND ASSOCIATES, LLC.  
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**RECEIVED**  
 By Planning Department at 8:03 am, Aug 10, 2017

**CHESTNUT COMMONS PARKING GARAGE**

**SITE PLAN**

Scale: SEE GRAPHIC SCALE

Designed by:	CDR
Drawn by:	CDR
Checked by:	CHB
Date:	8/3/2017
Project No.:	020007-011

Master Planning  
 Civil Engineering  
 Land Development

**SANCHEZ**  
 & ASSOCIATES

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 McKinney, TX 75071  
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 Certificate of Registration No. F-5866

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