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: NUMBER OF BLDGS. TOTAL BLDG. SQ. FOOTAGE:	3 STORIES 2 36,000 SQ. FT. MAX.
PARKING REQUIRED NO PARKING REQUIRED FOR NON-RESIDENTIAL USES FOR McKINNEY TOWN CENTER DEVELOPMENT CODE	
PARKING PROVIDED 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
LANDSCAPE DATA INTERIOR LANDSCAPING IMPERVIOUS AREA:	 7,485 SQ. FT. 16,895 SQ. FT.

SITE DATA SUMMARY TABLE LOT 3

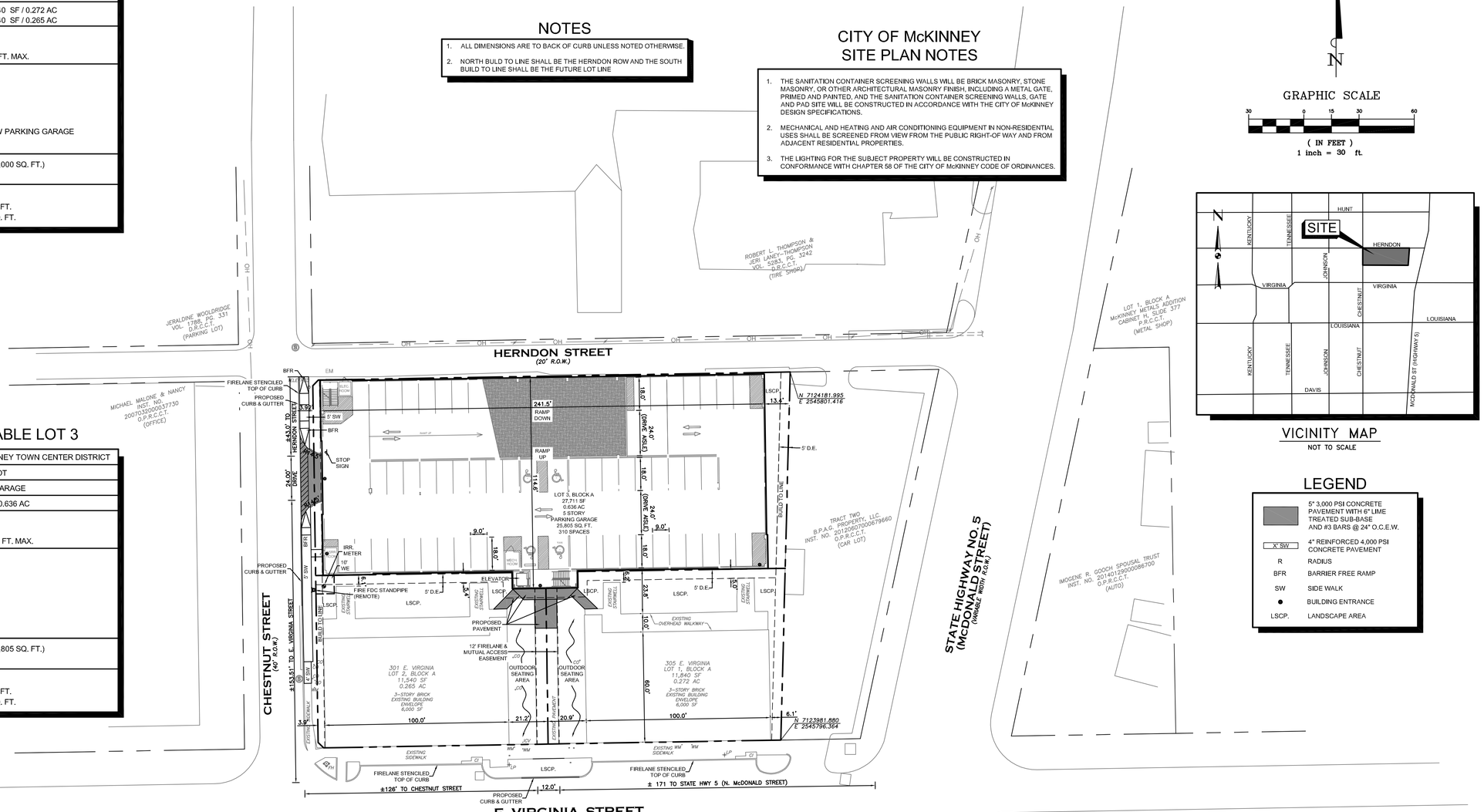
ZONING:	MTC McKINNEY TOWN CENTER DISTRICT
EXISTING USE:	PARKING LOT
PROPOSED USE:	PARKING GARAGE
LOT AREA:	27,711 SF / 0.636 AC
BUILDING HEIGHT: NUMBER OF BLDGS. TOTAL BLDG. SQ. FOOTAGE:	50' 6" 1 129,025 SQ. FT. MAX.
PARKING REQUIRED NO PARKING REQUIRED FOR NON-RESIDENTIAL USES FOR McKINNEY TOWN CENTER DEVELOPMENT CODE	
PARKING PROVIDED TOTAL PARKING PROVIDED (HANDICAP PARKING)	 310 (7)
LOT COVERAGE/BLDG FOOTPRINT FLOOR TO AREA RATIO	93% (25,805 SQ. FT.) 4.66:1
LANDSCAPE DATA INTERIOR LANDSCAPING IMPERVIOUS AREA:	 1,512 SQ. FT. 26,199 SQ. FT.

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. 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

1. 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.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF McKINNEY CODE OF ORDINANCES.



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
NOT TO SCALE

LEGEND

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

RECEIVED
By Planning Department at 8:03 am, Aug 10, 2017

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@5 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.
2000 N. McDonald Street, Suite 100
McKinney TX 75071
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Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
Fax 214 544 3200
Certificate of Registration No. F-8865
SANCHEZ & Associates

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. 02007-011

File: 2ac_Site Plan.dwg Date: 8/3/2017 Author: Christopher Gonzalez Plotted by: <Login Name> Wed, 09 Aug 2017 - 4:17pm
xrefs: yShell< yShell<-Overall xSite <2430<-S & A yShell<-Title xLocation Map xAlt xGarage-FP xHatch xSmt
Layout: Layout1