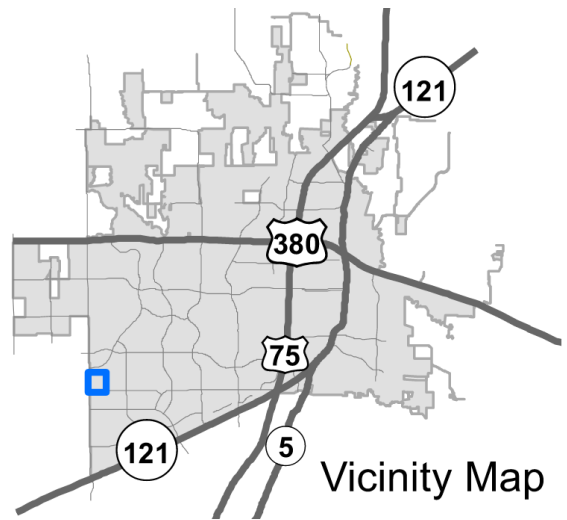
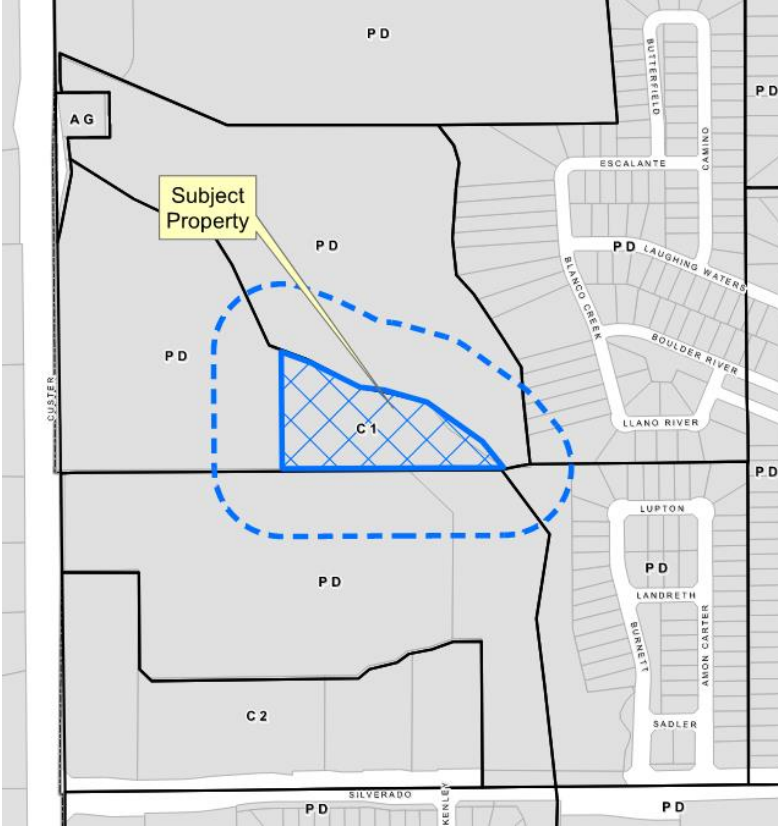


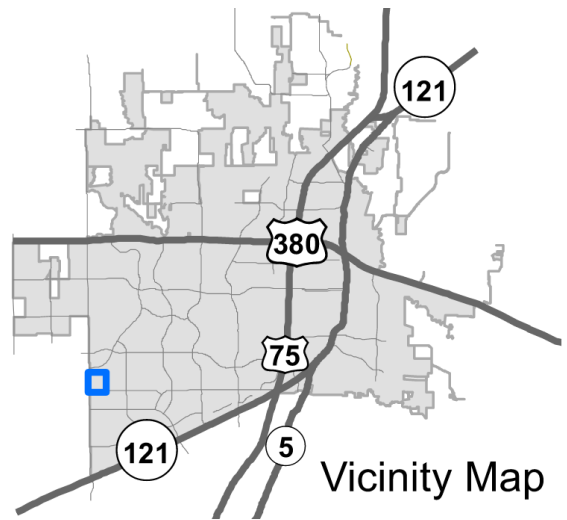
Children of America SUP

22-0007SUP

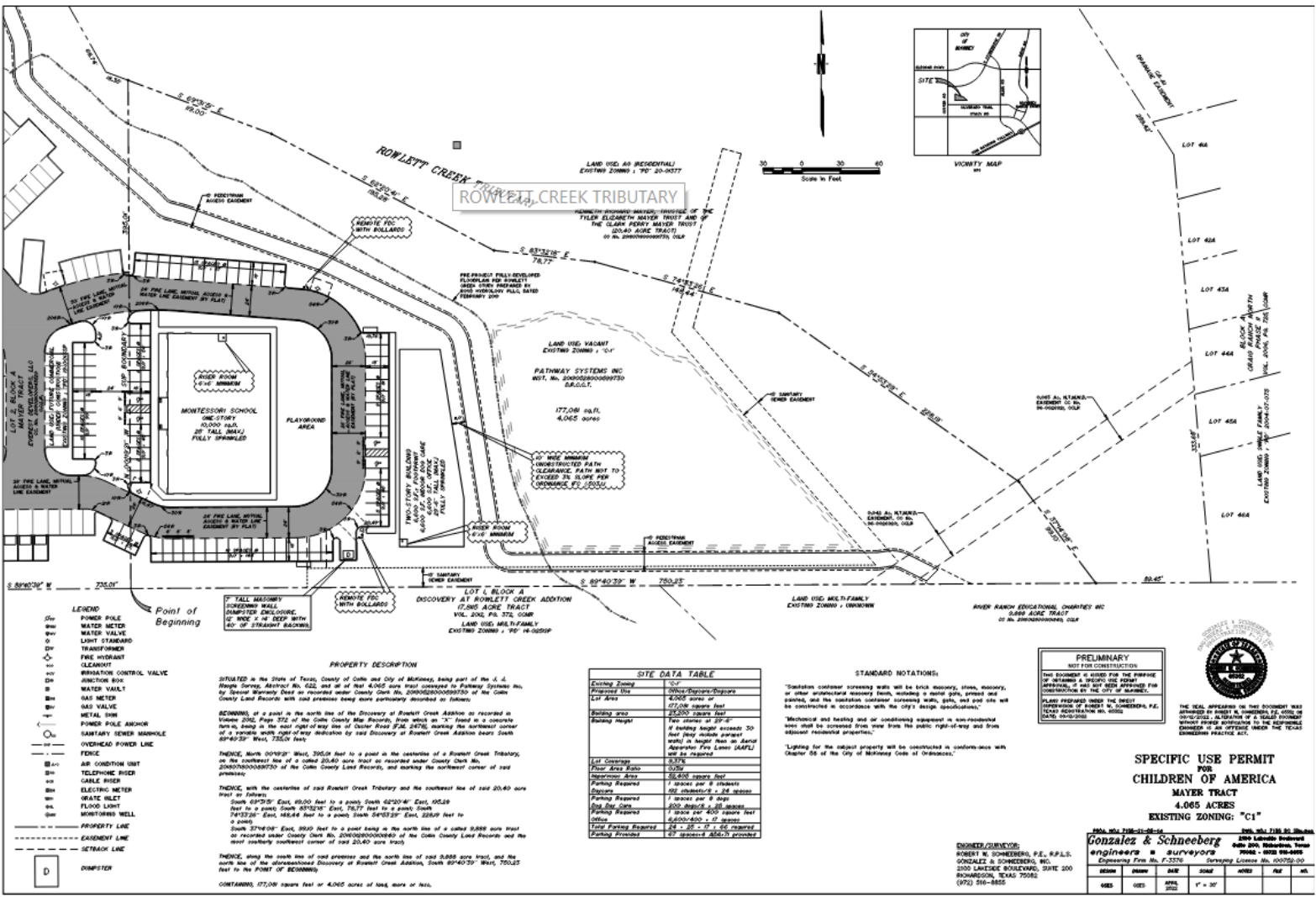
Location Map



Aerial Exhibit



Proposed SUP Exhibit



- LEGEND**
- PUMP HOLE
 - WATER METER
 - LIGHT STANDARD
 - GAS METER
 - GAS VALVE
 - METAL TRIM
 - POWER POLE ANCHOR
 - SANITARY SEWER MANHOLE
 - OVERHEAD POWER LINE
 - FENCE
 - AIR CONDITION UNIT
 - TELEPHONE POLE
 - CABLE METER
 - ELECTRIC METER
 - URATE INLET
 - FLOOD LIGHT
 - MONITORING WELL
 - PROPERTY LINE
 - EXISTENCE LINE
 - SETBACK LINE
 - DUMPSTER

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Roper Survey, Abstract No. 622, and of Lot 4,062 acre tract conveyed to Parkway Systems, Inc. by Special Warranty Deed as recorded under County Clerk No. 2009000000099750 of the Collin County Land Records with said premises being more particularly described as follows:

ACROSSING: A portion of the north line of the Discovery at Rowlett Creek Addition as recorded in Volume 202, Page 372 of the Collin County Map Records, from which an "L" tract is a corner to the north line of the east right-of-way line of Cedar Creek #2E 3276, marking the southwest corner of a triangle with right-of-way dedication by said Discovery at Rowlett Creek Addition bears South 89°40'20" West, 750.00 feet.

THENCE: South 89°40'20" West, 390.00 feet to a point in the continuation of a Rowlett Creek Tributary, on the southwest line of a called 20.40 acre tract as recorded under County Clerk No. 2009000000099750 of the Collin County Land Records, and marking the southwest corner of said premises.

THENCE: with the southeast of said Rowlett Creek Tributary and the southeast line of said 20.40 acre tract as follows:

- South 62°32'30" East, 80.00 feet to a point, South 62°30'40" East, 105.28 feet to a point, South 89°32'30" East, 78.77 feet to a point, South 74°32'30" East, 164.62 feet to a point, South 68°52'30" East, 258.89 feet to a point,
- South 27°04'00" East, 99.00 feet to a point being in the north line of a called 8.889 acre tract as recorded under County Clerk No. 2009000000000840 of the Collin County Land Records and the west boundary southeast corner of said 20.40 acre tract.

THENCE: along the south line of said premises and the north line of said 8.889 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'20" West, 750.00 feet to the POINT OF BEGINNING.

CONTAINING: 177.09 square feet of 4,062 acres of land, more or less.

SITE DATA TABLE	
Existing Zoning	1-C1
Proposed Use	SWIMMING/BOATING
Lot Area	4,062 square feet
Building Area	177.09 square feet
Building Height	12.00 feet
Lot Coverage	4.36%
Flow Area Ratio	0.043
Maximum Area	177.09 square feet
Parking Required	1 space per 8 visitors
Discards	100 minimum to 60 maximum
Parking Required	1 space per 8 days
Day Use Only	200 minimum to 100 maximum
Parking Required	1 space per 400 square feet of lot area
Total Parking Required	24 + 25 + 0 = 49 required
Parking Provided	60 spaces @ 60 ft. provided

STANDARD NOTATIONS

"Condition (condition) crossing walls will be brick masonry, stone, masonry, or other structural masonry finish, including a metal pipe, screen and panels, and the masonry exterior covering, walls, gate, and post sets will be constructed in accordance with the city's design specifications.

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

"Lighting for the subject property will be constructed in accordance with Chapter 98 of the City of McKinney Code of Ordinances.

PRELIMINARY
NOT FOR CONSTRUCTION

This document is issued for the purpose of providing a PRELIMINARY SUPPLEMENT TO THE SUPPLEMENT TO THE CITY OF MCKINNEY, TEXAS. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE CITY OF MCKINNEY, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.



THE SEAL APPEARING ON THIS DOCUMENT WAS ATTACHED BY ROBERT M. SOMMERSBERG, P.E., ON 04/15/2024. ALTERNATE OF A SEAL THROUGH MISTAKE PRINTED INCORRECTLY TO THE INFORMATION PROVIDED IN AN OFFICE UNDER THE TEXAS COMMERCE CODE, SECTION 641.

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

ENGINEER/SURVEYOR
ROBERT M. SOMMERSBERG, P.E., R.P.L.S.
GONZALEZ & SCHNEEBERG, INC.
2002 LAMARKE BOULEVARD, SUITE 200
ROCKFORD, TEXAS 75087
(972) 516-5855

Gonzalez & Schneeberg		SURVEYORS	
DATE	BY	DATE	BY
04/15/2024	RS	04/15/2024	RS

Scale: 1" = 30'

