

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.
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

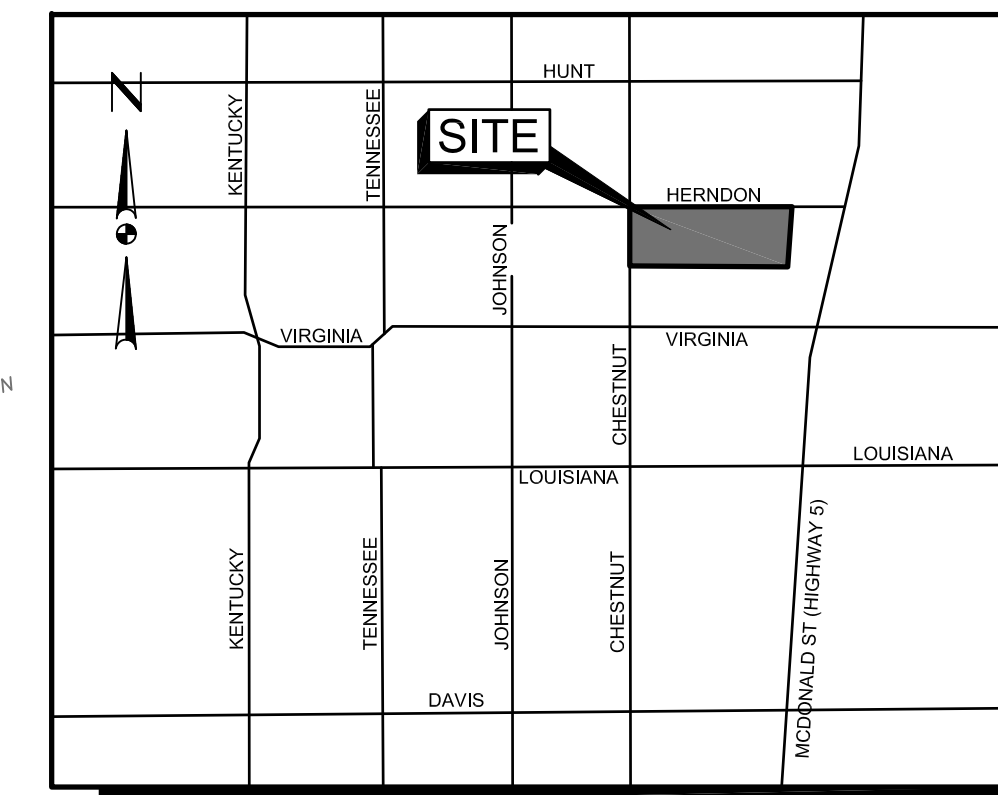
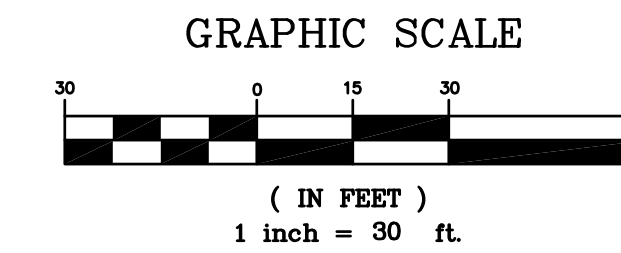
ZONING:	MTC McKinNEY TOWN CENTER DISTRICT
EXISTING USE:	PARKING LOT
PROPOSED USE:	PARKING GARAGE
LOT AREA:	27,711 SF / 0.636 AC
BUILDING HEIGHT:	50' 6"
NUMBER OF BLDGS.	1
TOTAL BLDG. SQ. FOOTAGE:	129,025 SQ. FT. MAX.
PARKING REQUIRED	
NO PARKING REQUIRED FOR NON-RESIDENTIAL USES FOR McKinNEY TOWN CENTER DEVELOPMENT CODE	
PARKING PROVIDED	
TOTAL PARKING PROVIDED (HANDICAP PARKING)	316 (8)
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

- 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.
- NFPA 13 SPRINKLER SYSTEM AND NFPA 14 CLASS 1 STANDPIPE SHALL BE PROVIDED.

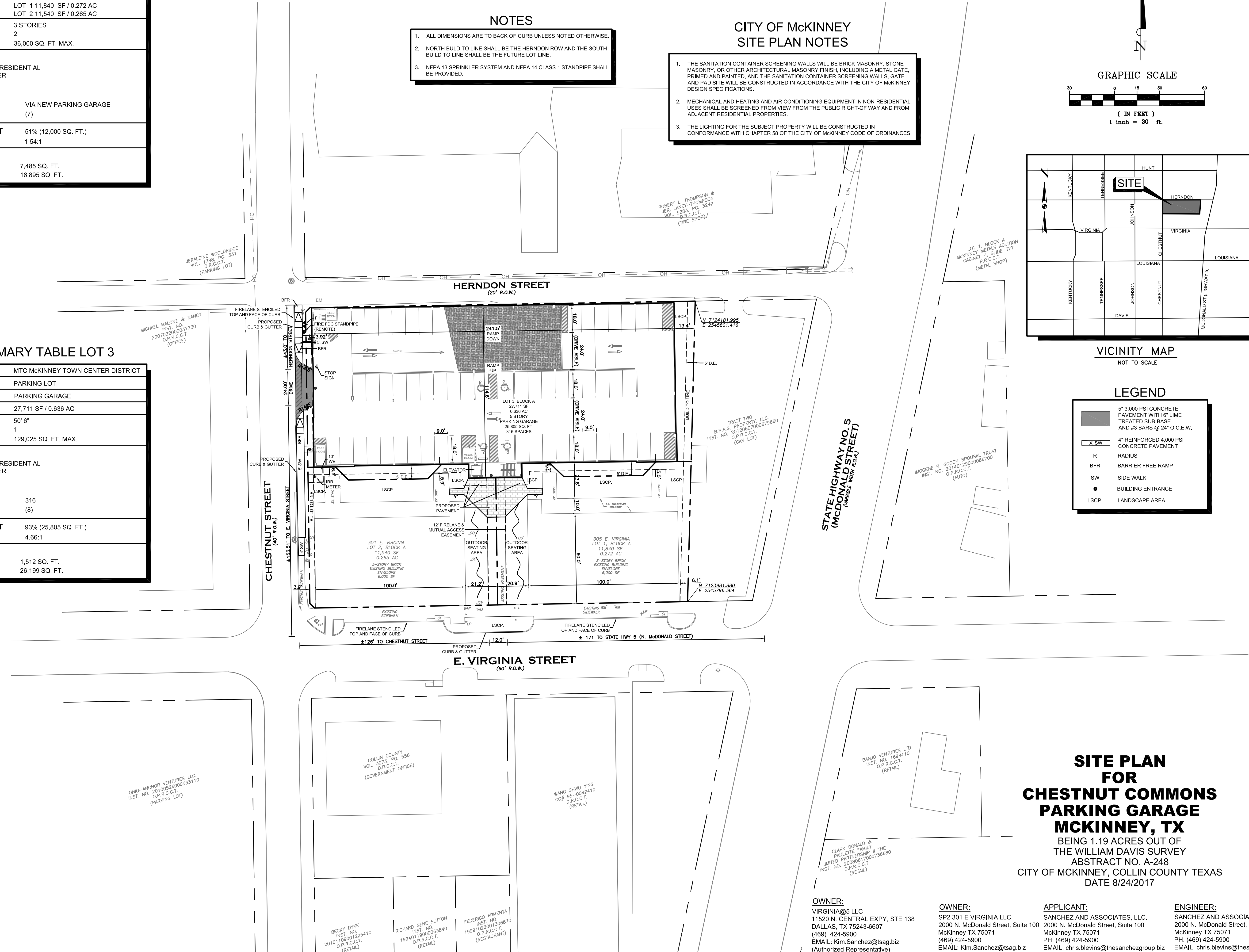
CITY OF McKinNEY SITE PLAN NOTES

- 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 8/24/2017

Master Planning Civil Engineering Land Development
 2000 N. McDonald Street, Suite 100
 McKinney, TX 75071
 Tel 469 424 5900
 Fax 214 544 5200
 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: 8/23/2017
 Project No.: 020007-011

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.
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 McKinney TX 75071
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