

**DEVELOPMENT 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- NO OVERNIGHT VEHICLE STORAGE IS PLANNED FOR THE FACILITY.
- THIS FACILITY IS NOT INTENDED FOR QUICK LUBE OR SIMILAR SERVICES.
- NO FUEL FILLING STATIONS ARE PROPOSED FOR THE FACILITY.



**SITE DATA**

OWNER: TOVI AUTOMOTIVE REALTY, LLC  
 TAX ID: R-0941-056-002A-1  
 ZONING: BG - GENERAL BUSINESS  
 OVERLAY DISTRICT: TRADITIONAL MCKINNEY NEIGHBORHOOD OVERLAY DISTRICT  
 PROPERTY ADDRESS: 1004 S McDONALD STREET, MCKINNEY, TEXAS 75069  
 PROPERTY AREA: 0.5 ACRES  
 CURRENT USE: CAR WASH  
 PROPOSED USE: AUTOMOTIVE SERVICE  
 PARKING: REQUIRED: 4 SERVICE BAYS, 12 SPACES  
 1 LOADING BAY, NO SPACE REQUIRED  
 442 SF OFFICE AREA, 2 SPACES  
 PROVIDED: 14 PARKING SPACES

**LEGEND**

**ROADS / PARKING AREAS**

- CURB AND GUTTER
- CONCRETE PAVEMENT (SEE BREAKDOWN BELOW)
- INTEGRAL CURB

**SITE IMPROVEMENTS**

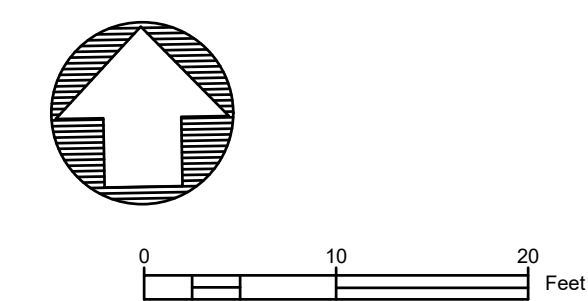
- PAVEMENT STRIPING
- SETBACK
- FIRELANE
- PROPERTY LINE (SUBJECT PROPERTY)
- PROPERTY LINE (ADJACENT PROPERTIES)
- FLOW DIRECTION

**PAVEMENT TYPES**

- GRAVEL
- LANDSCAPE AREAS
- HEAVY DUTY CONCRETE PAVING
- STANDARD CONCRETE PAVING (SECTION PER GEOTECHNICAL RECOMMENDATIONS)
- FIRELANE

**DEVELOPMENT MANAGER**  
 LANTERRA GROUP  
 TODD G. EVANS  
 214-497-2712  
 TEVANS@LANTERRAGROUP.COM

**OWNER / APPLICANT**  
 TOVI AUTOMOTIVE REALTY, LLC  
 ZERAVAN TOVI  
 214-680-8633  
 SALES@TIVIMOTORS.COM



**DEVELOPMENT TEAM**

**LANTERRA GROUP**  
 LAND PLANNING

**HUGHES CIVIL**  
 TBPELS Registration # F-23804  
 Lance J. Kolb, P.E. 469.919.7103  
 Lance@hughescivil.com

**STATE OF TEXAS**  
 LANCE J. KOLB  
 124493  
 LICENSED PROFESSIONAL ENGINEER

These documents are not approved for construction

**SITE PLAN SET WITH LANDSCAPE PLAN**  
 DEC. 6, 2022

VERSION	DATE	DESCRIPTION
5	6/26/2023	REVISIONS PER STAFF COMMENTS
6	7/27/2023	REVISIONS PER STAFF COMMENTS
7	9/9/2023	REVISIONS PER STAFF COMMENTS
8	9/20/2023	REVISIONS PER STAFF COMMENTS

**TOVI MOTORS**  
 AUTOMOTIVE SERVICE FACILITY  
 1004 S. McDONALD STREET  
 MCKINNEY, TEXAS