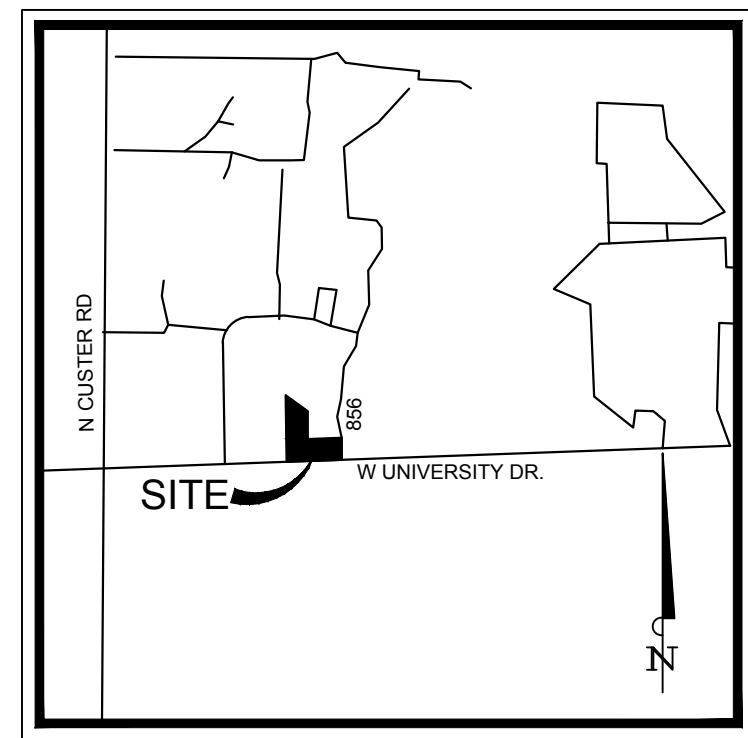
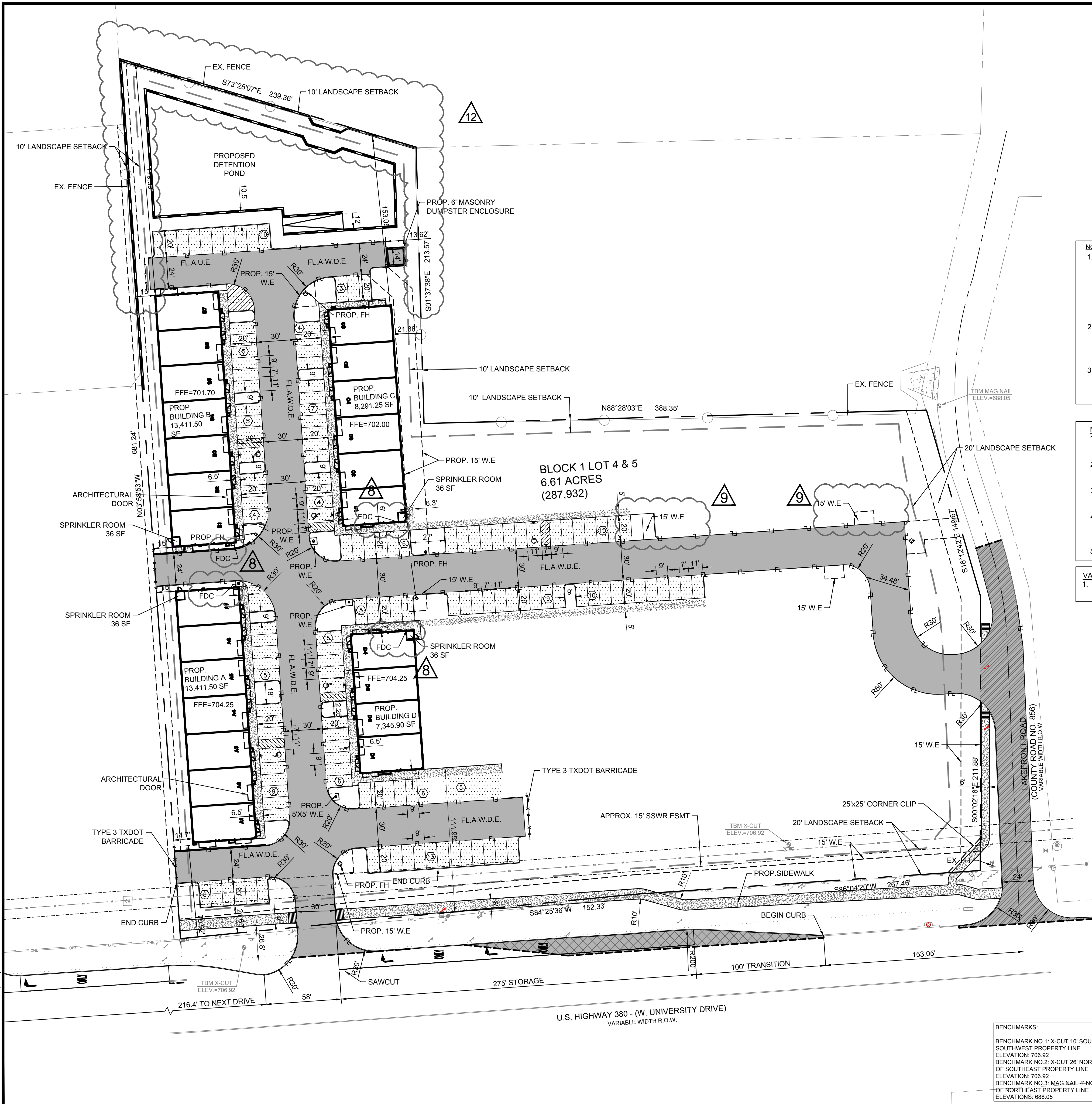
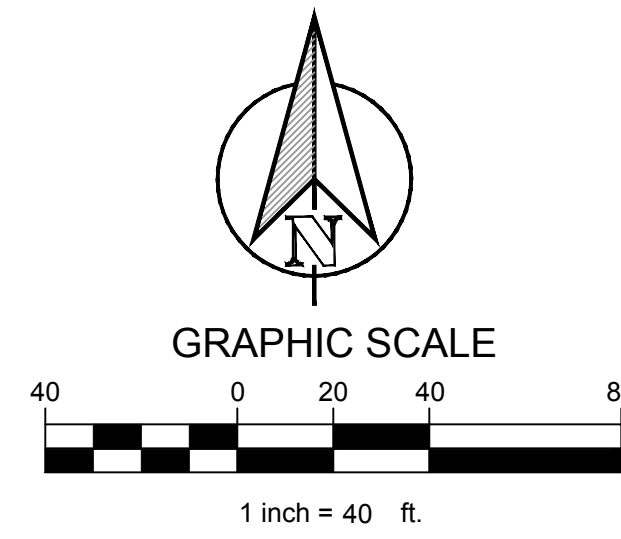


PLOTTED BY: MARK TORRES
 PLOT DATE: 8/17/2023 3:05 PM
 LOCATION: 2:\PROJECTS\23\2021-029 URBAN GARAGES MCKINNEY\CADD\SHEETS\SITE PLANDWG
 LAST SAVED: 8/17/2023 4:59 PM



VICINITY MAP
N.T.S.



- 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

LEGEND

---	PROPERTY LINE
---	CURB & GUTTER
■	HEAVY DUTY CONCRETE PAVEMENT
■	STANDARD DUTY CONCRETE PAVEMENT
■	TXDOT PAVING
---	PROPOSED FULL DEPTH SAWCUT
(10)	PROPOSED PARKING COUNTS

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
 - ALL HVAC UNITS TO BE ROOF MOUNTED.

SITE DATA TABLE

SITE AREA	6.61 AC (287,932 SF)
LEGAL DESCRIPTION	PORTION OF LOT 4 & 5 BLOCK 1, ABS 995 WORLEY SURVEY
EXISTING ZONING	C2-LOCAL COMMERCIAL
PROPOSED USE	OFFICE (BUILDING A,B, AND D) FITNESS CENTER (BUILDING C)
PROPOSED BUILDING AREA	42,460.15 SF
BUILDING HEIGHT	28'-0" MAX
LOT COVERAGE	14.7%
FLOOR AREA RATIO	0.147 : 1
PERVIOUS AREA	118,326 SF
IMPERVIOUS AREA	66,875 SF
PERCENT IMPERVIOUS	56.5%

VARIANCE REQUEST

- PROPOSED DEVELOPMENT REQUESTING VARIANCE TO ALLOW DEAD END FIRE LANE LONGER THAN 150 FT.

PARKING DATA TABLE

PARKING REQUIRED	
OFFICE: 1 SPACE PER 400 SF (34,168.90 SF)	86 SPACES REQUIRED
FITNESS CENTER: 1 SPACE PER 150 SF (8,291.25 SF)	56 SPACES REQUIRED
TOTAL PARKING REQUIRED	142 SPACES
TOTAL PARKING PROVIDED	144 SPACES
STANDARD PARKING SPACE	137 SPACES TOTAL
ADA PARKING SPACE	7 SPACES TOTAL

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

PHONE: 817.281.0574
WWW.CLAYMOOREENG.COM

STATE OF TEXAS

DREW DONOSKY
125651
LICENSED PROFESSIONAL ENGINEER

8/17/2023

URBAN GARAGES MCKINNEY
U.S. HIGHWAY 380 AND LAKE FRONT RD.
MCKINNEY, TX

NO.	DATE	REVISION	BY
1	08/17/2023	SCREENING WALLS, REMOVAL	MKT
2	08/22/2023	CIVIL REVISIONS	MKT
3	08/22/2023	REVISED OUTLET STRUCTURE	MKT
4	08/22/2023	REVISED WATER SERVICES	MKT
5	08/22/2023	REVISED RETAINING WALL	MKT
6	08/22/2023	REVISED WATER LINE	MKT
7	08/22/2023	CIVIL REVISIONS	MKT
8	08/22/2023	REVISED SEWER PIPES	MKT
9	08/22/2023	REVISED SIDEWALK	MKT
10	08/22/2023	REVISED GRADING	MKT

SITE PLAN

OWNER / DEVELOPER

CHARLES & LINDA PRITCHARD
202 FOREST MEADOW DR
GUNTER, TX 75058-3250

HASHEM ALAN A & YASMIN S
6000 MENDOTA DR
PLANO, TX 75024-6009

JOHN HANSEN
1222 RAINFOREST LN
ALLEN, TX 75013-6320

ENGINEER

TEXAS REGISTRATION #14199
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

SITE PLAN

URBAN GARAGES MCKINNEY

6.61 ACRES
LEGAL DESCRIPTION:
A PORTION OF LOTS 4 & 5, BLOCK 1 OF WALNUT GROVE SUBDIVISION & ALL OF 1.7523 ACRE TRACT OF LAND CONVEYED TO CHARLES AND LINDA PRITCHARD BY DEED OF RECORD IN DOCUMENT NUMBER 19771004000295140 OF THE RECORDS OF COLLIN COUNTY & ALSO BEING ALL OF A CALLED 1.7446 ACRE TRACT OF LAND CONVEYED TO ALAN AND YASMIN BY DEED OF RECORD IN DOCUMENT NUMBER 20110408000369100 OF THE RECORDS OF COLLIN COUNTY AND ALSO BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN AND PEGGY HANSON BY DEED OF RECORD IN VOLUME 1047, PAGE 422 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS.

CITY:	MCKINNEY	STATE:	TEXAS
COUNTY:	COLLIN	SURVEY:	E.P. WORLEY
ABSTRACT NO.:	995	DATE:	7/31/2023
SUBMITTAL LOG:	06-15-2023	CITY SUBMITTAL	

DESIGN:	AMA
DRAWN:	AMA
CHECKED:	ASD
SHEET	
SP-1	
FILE NO.:	2021-029