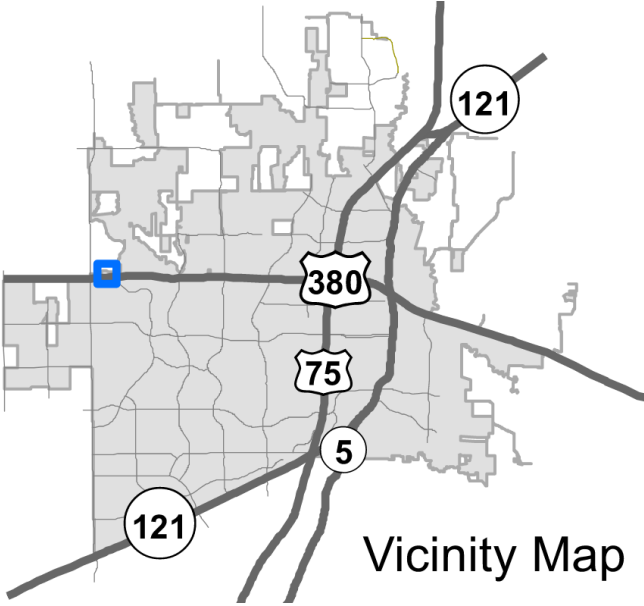
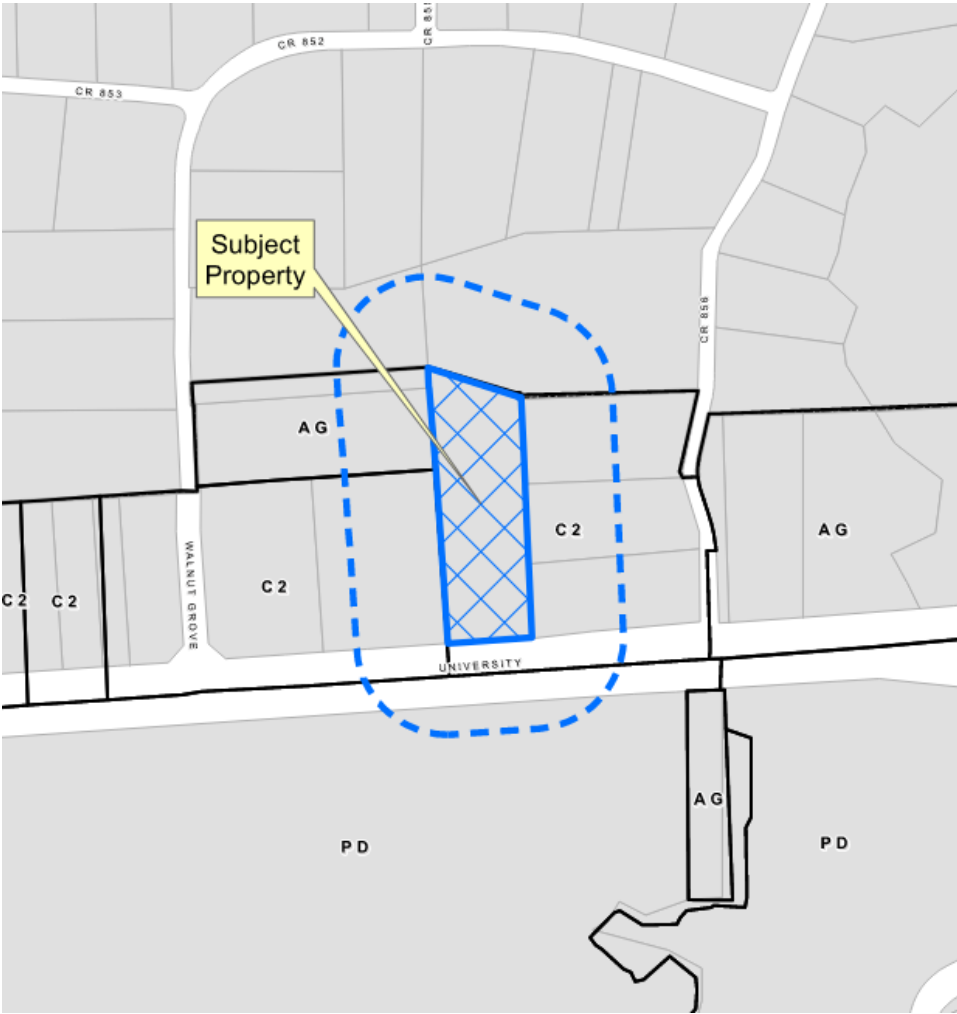


Urban Garages, PH I Variance

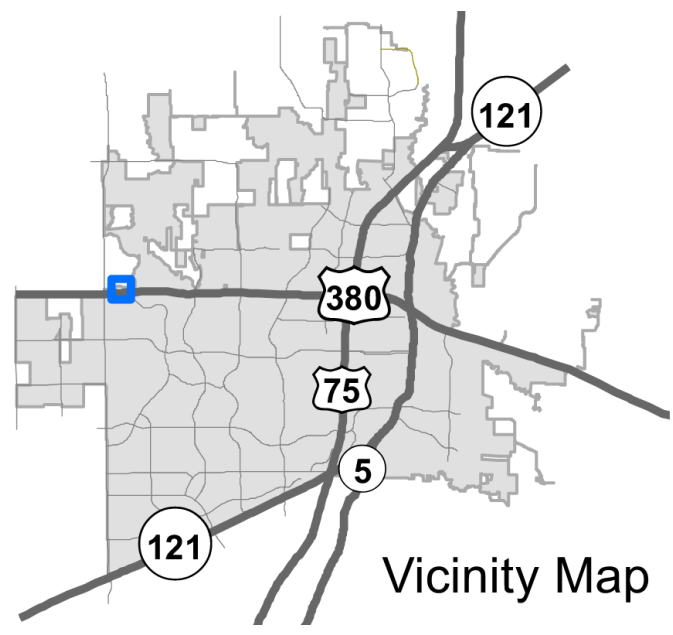
21-0080SP

Location Map

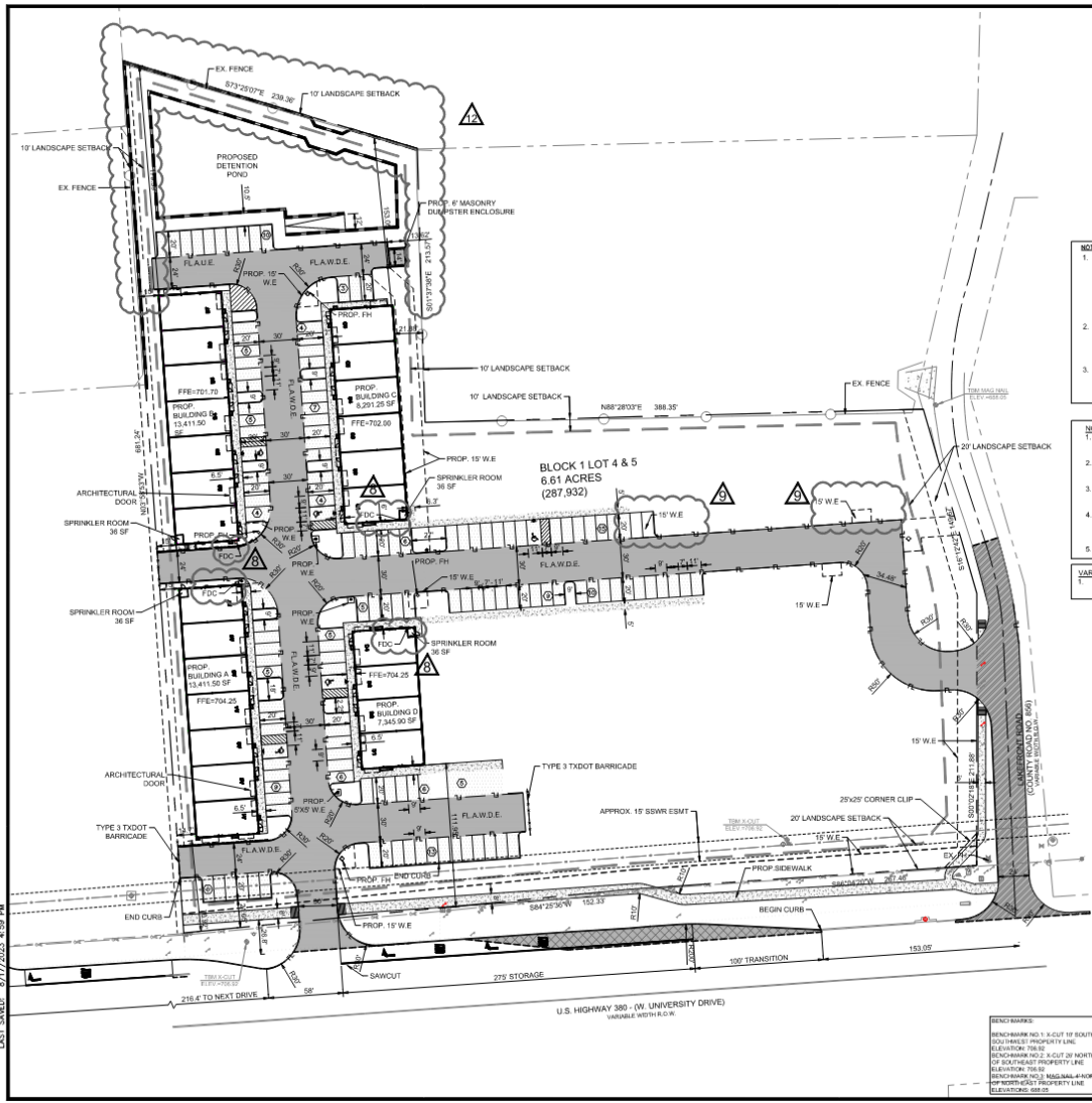


Vicinity Map

Aerial Exhibit



Proposed Site Plan



- 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 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

- 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.

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

LEGEND

---	PROPERTY LINE
---	CURB & GUTTER
■	HEAVY DUTY CONCRETE PAVEMENT
□	STANDARD DUTY CONCRETE PAVEMENT
▨	TAXDOT PAVING
---	PROPOSED FULL DEPTH SAWCUT
○	PROPOSED PARKING COUNTS

SITE DATA TABLE

SITE AREA	6.81 AC (287,932 SF)
LEGAL DESCRIPTION	PORTION OF LOT 4 & 5 BLOCK 1, A89 995 WORLEY SURVEY
EXISTING ZONING	C2-LOCAL COMMERCIAL
PROPOSED USE	OFFICE (BUILDING A, B, AND D) FITNESS CENTER (BUILDING C)
PROPOSED BUILDING AREA	42,486.15 SF
BUILDING HEIGHT	29'-0" MAX
LOT COVERAGE	14.7%
FLOOR AREA RATIO	0.147: 1
PERVIOUS AREA	118,328 SF
IMPERVIOUS AREA	66,875 SF
PERCENT IMPERVIOUS	56.5%

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

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

HASHEM ALAN A & YASMIN S
6500 MENDOTA DR
PLANO, TX 75024-6009

JOHN HANSEN
1222 RAINFORREST LN
ALLEN, TX 75013-6320

ENGINEER
DEED RECORDING #4999
1903 CENTRAL DR.
SUITE 400B
BEDFORD, TX 76021
PH: 817.281.0572
FAX: 817.281.0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

SITE PLAN
URBAN GARAGES MCKINNEY
6.81 ACRES

LEGAL DESCRIPTION:
A PORTION OF LOTS 4 & 5, BLOCK 1 OF WALNUT GROVE SUBDIVISION A ALL OF 1.7523 ACRE TRACT OF LAND CONVEYED TO CHARLES AND LINDA PRITCHARD BY DEED OF RECORD IN DOCUMENT NUMBER 19771004002095149 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 201104800309190 OF THE RECORDS OF COLLIN COUNTY AND ALSO BEING THE RESIDUARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN AND PEGGY HANSON BY DEED OF RECORD IN VOLUME 1047 PAGE 402 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS.

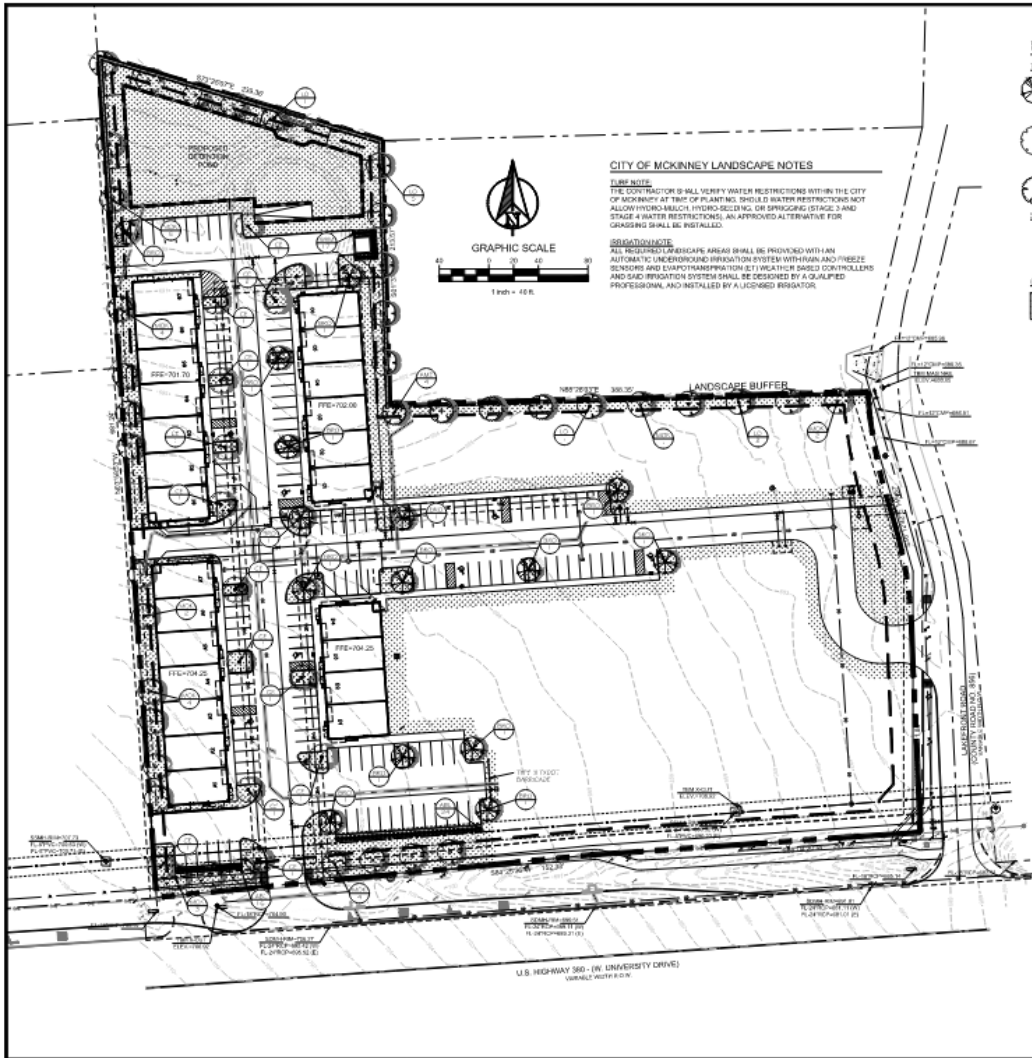
CITY	MCKINNEY	STATE	TEXAS
COUNTY	SURVEY	ABBSTRACT NO.	
	E.P. WORLEY	995	
SUBMITTAL USE	08-10-2023	CITY SUBMITTAL	

CLAYMOORE ENGINEERING
 1500 W. UNIVERSITY DR., SUITE 400B, BEDFORD, TX 76021
 (817) 281-0572
 DREW DONOSKY, PE
 125651
 8/10/2023
URBAN GARAGES MCKINNEY
 U.S. HIGHWAY 380 AND LAKE FRONT RD., MCKINNEY, TX
SITE PLAN
 SHEET
SP-1

PLOTTED BY: MARK TORRES 08 PM
 LOCATION: Z:\PROJECTS\2023\023 URBAN GARAGES MCKINNEY\CAVD\SHEETS\SITE PLAN.DWG
 LAST SAVED: 8/10/2023 4:58 PM

BENCH MARKS:
BENCHMARK NO.1 14.00' BY SOUTH 48' EAST OF 504148451 PROPERTY LINE
BENCHMARK NO.2 4.00' BY NORTH 143 WEST OF 504148451 PROPERTY LINE
ELEVATION: 70.00
BENCHMARK NO.3 MAGSALL A NORTH 10' EAST 80' WEST OF EAST PROPERTY LINE
ELEVATION: 102.00

Proposed Landscape Plan



CITY OF MCKINNEY LANDSCAPE NOTES

PLANT NOTES:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO MULCH, HYDRO SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

IRRIGATION NOTE:
ALL REQUIRED IRRIGATION AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH FROST AND FREEZE SENSING AND AUTOMATIC WINTER SETTING FOR SLOTTED OR TROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.



PLANT SCHEDULE

SYMBOL	CODE	COMMON / PROFESSIONAL NAME	SIZE	COUNT	QTY
	MAD	Bent Oak / Quercus macrocarpa min. 14' H; in flowering at time	CONT. 4'CA	15	
	MOA	Mockernut Oak / Quercus pedunculata 'Mockernut' min. 14' H; in flower time	CONT. 4'CA	26	
	CE	Cedar Oak / Quercus venusta min. 14' H; parking lot tree	CONT. 4'CA	14	
	LO	Low Oak / Quercus virginiana min. 14' H; in flower time	CONT. 4'CA	9	
	AVE	American Elm / Ulmus americana min. 14' H; in flower time	CONT. 4'CA	4	
	ATL	Glossy Abelia / Abelia x grandiflora 30" o.c.; min. 30" H.	per ft.	50	
	WRW	Southern Wax Myrtle / Myrica carolinensis 30" o.c.; min. 30" H.	per ft.	17	
	CD	Bermuda Grass / Cynodon dactylon '14' 4' 10"	sq ft.	67,417	1

LANDSCAPE CALCULATIONS

SITE		
TOTAL SITE AREA:	140,219 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED:	50,322 SF (35%)	
PERMANENT LANDSCAPE PROVIDED:	52,121 SF	
STREET YARD		
TOTAL STREET YARD AREA:	30,915 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED:	4,182 SF (13%)	
PERMANENT LANDSCAPE PROVIDED:	8,142 SF (26%)	
PARKING LOT TREES		
TREES REQUIRED (1" 10"):	15 TREES	
TREES PROVIDED:	35 TREES	
STREET TREES BUFFER		
TREES REQUIRED (1" 10"):	8 TREES	
TREES PROVIDED:	7 TREES	
RESIDENTIAL BUFFER A 100' LF:		
TREES REQUIRED:	28 TREES REQUIRED (5 EXISTING + 23 PROPOSED)	

SYMBOL	DESCRIPTION
	EXISTING LOT LINES
	EXISTING SANITARY SEWER AND BRANCHLINE
	PROPOSED SANITARY LINE
	PROPOSED SANITARY BRANCH LINE AND CLEANOUT
	PROPOSED SANITARY SEWER LINE AND CLEANOUT
	PROPOSED COMMUNICATION LINE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD POWER LINE
	PILE POINT
	FIRE DEPARTMENT CONNECTION

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



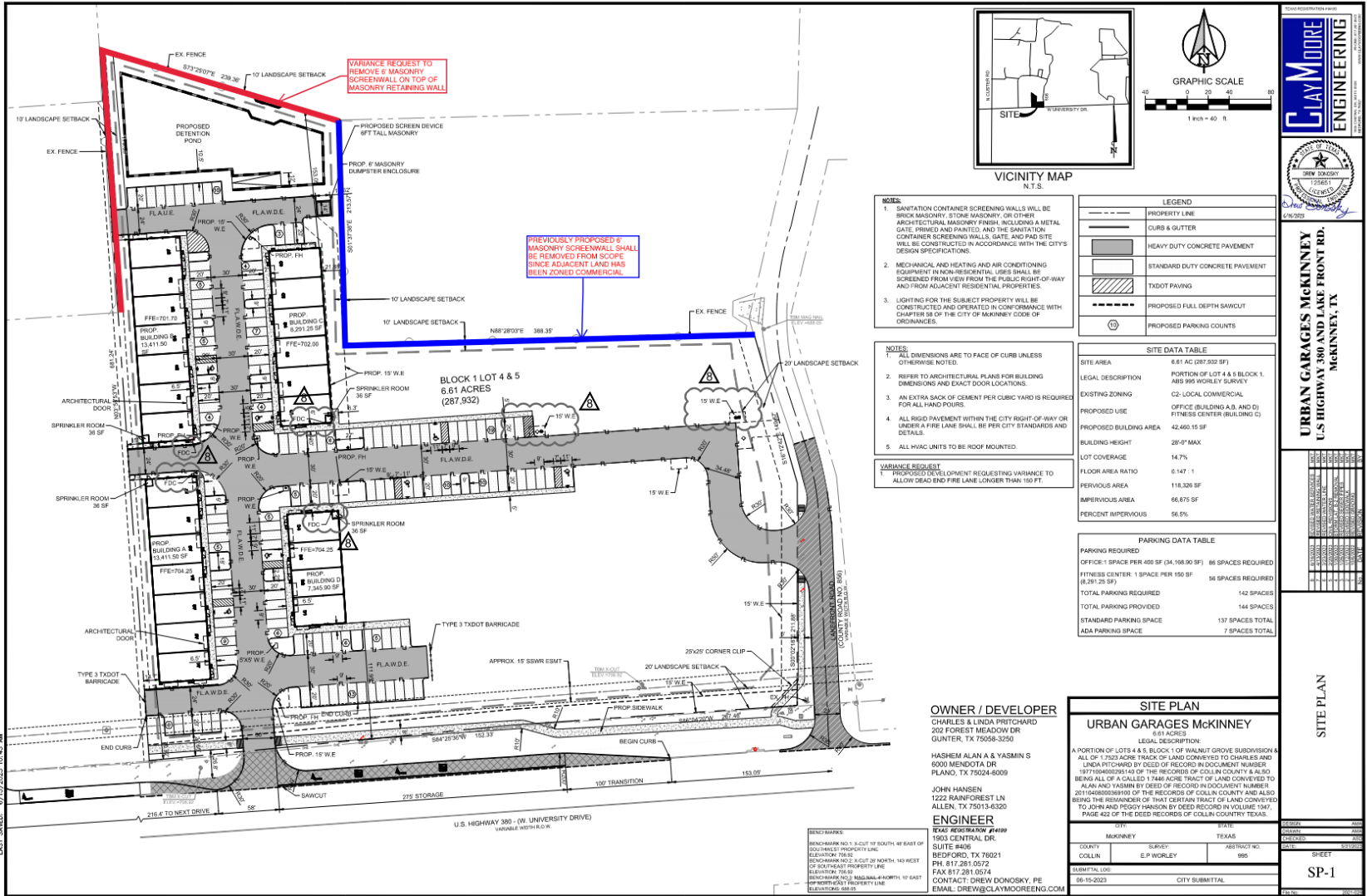
URBAN GARAGES MCKINNEY
U.S. HIGHWAY 380 AND LAKE FRONT RD.
MCKINNEY, TX

LANDSCAPE PLANTING



LP-1

Proposed Screening Variance Exhibit



PLANNED BY: MARK THORPE
DATE: 07/16/2023 2:35 PM
DRAWN BY: DREW DONOSKY
DATE: 07/16/2023 10:45 AM
LAST SAVED: 07/16/2023 10:45 AM



URBAN GARAGES McKinNEY
US HIGHWAY 380 AND LAKE FRONT RD.
MCKINNEY, TX

DATE	07/16/2023
TIME	10:45 AM
USER	DREW DONOSKY
PROJECT	URBAN GARAGES McKinNEY
DESCRIPTION	SP-1
SCALE	AS SHOWN
STATUS	FOR REVIEW
APPROVED BY	
DATE	

DATE	07/16/2023
TIME	10:45 AM
USER	DREW DONOSKY
PROJECT	URBAN GARAGES McKinNEY
DESCRIPTION	SP-1
SCALE	AS SHOWN
STATUS	FOR REVIEW
APPROVED BY	
DATE	

