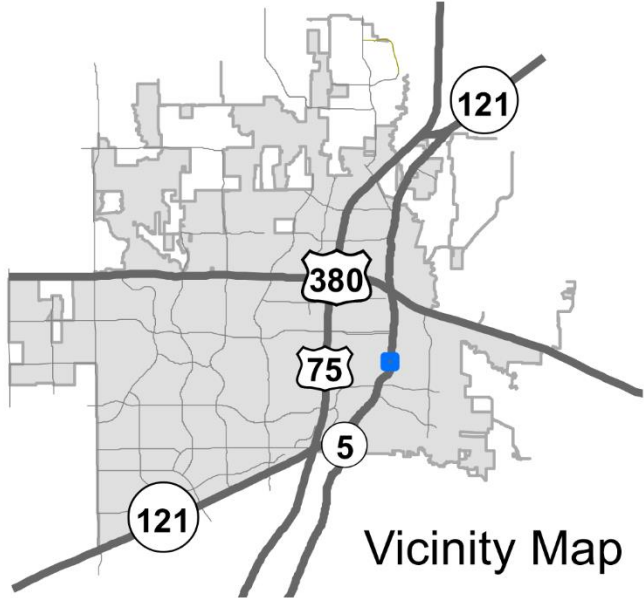
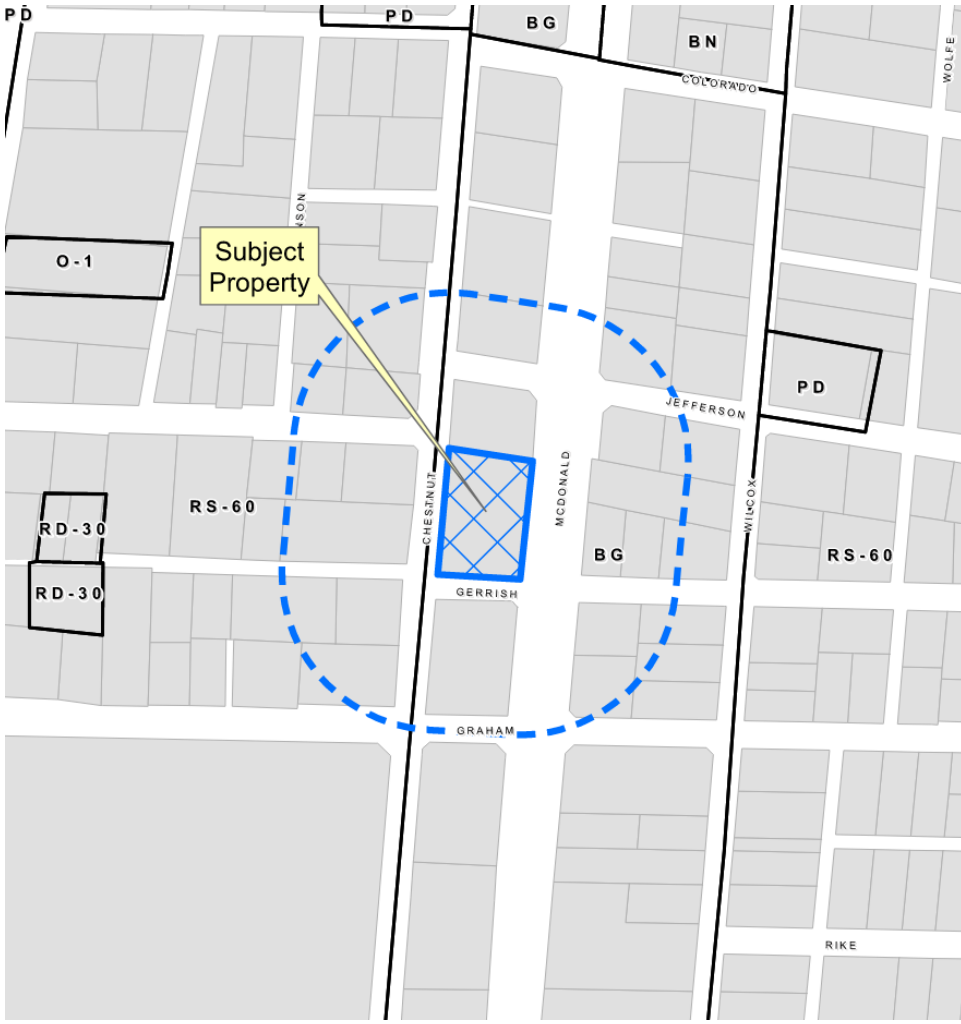


# Tovi Motors Site Plan

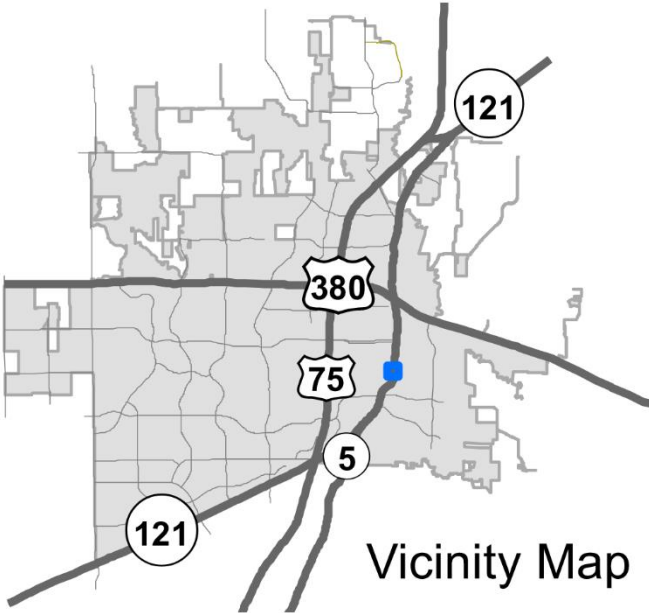
22-0118SP

# Location Map



Vicinity Map

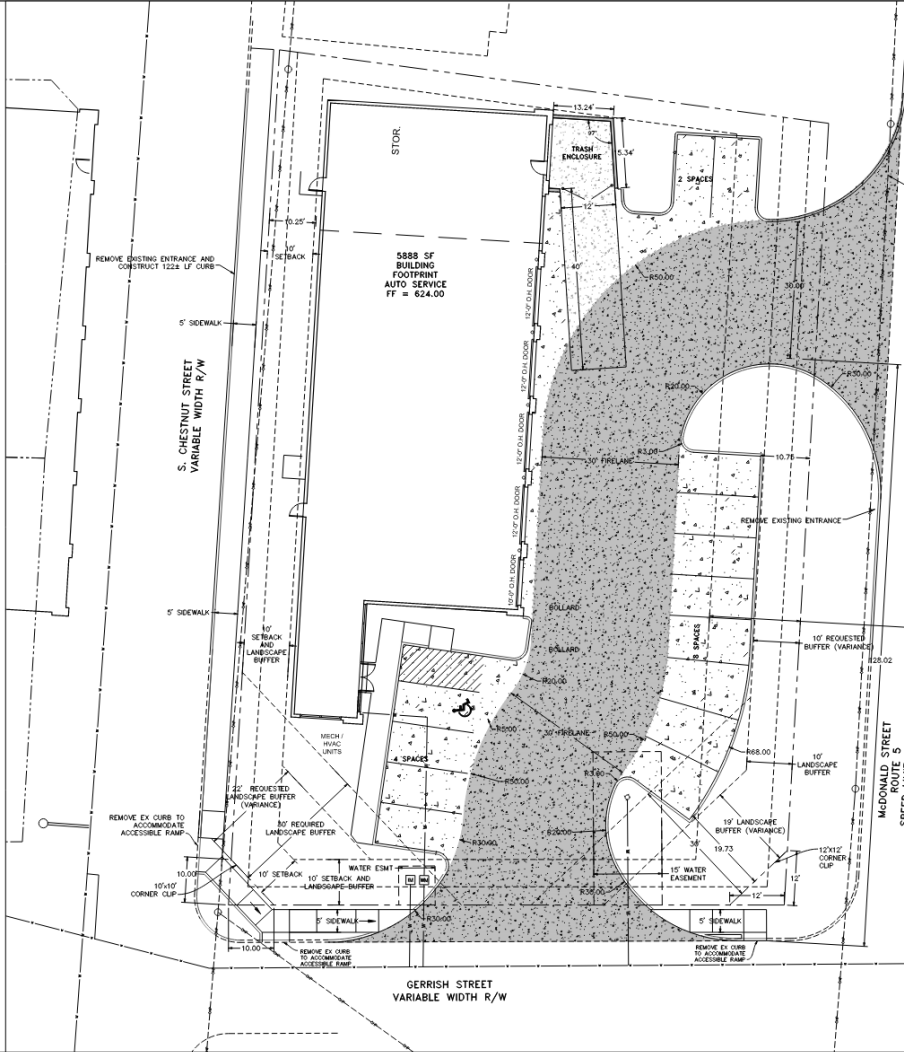
# Aerial Exhibit



# Proposed Site Plan

### DEVELOPMENT NOTES

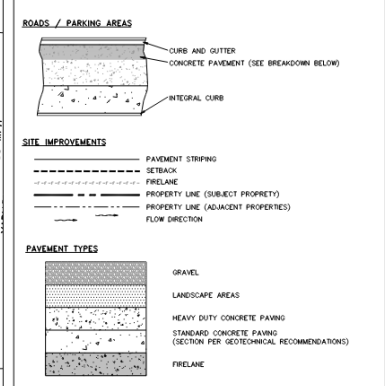
1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, FINISH AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND FACILITY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. 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.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 55 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. NO OVERNIGHT VEHICLE STORAGE IS PLANNED FOR THE FACILITY.
5. THIS FACILITY IS NOT INTENDED FOR QUICK LUBE OR SIMILAR SERVICES.
6. NO FUEL FILLING STATIONS ARE PROPOSED FOR THE FACILITY.



### SITE DATA

OWNER: TOM AUTOMOTIVE REALTY, LLC  
 TAX ID: R-0941-055-00241  
 ZONING: RB - 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  
 PROVIDED: 14.5 OF OFFICE AREA 2 SPACES  
 14 PARKING SPACES

### LEGEND



### DEVELOPMENT MANAGER

LANTERNA GROUP  
 TONY G. EVANS  
 214-860-2712  
 TEVANS@LANTERNAGROUP.COM

### OWNER / APPLICANT

TOM AUTOMOTIVE REALTY, LLC  
 ZEKAVAN TOM  
 314-680-8633  
 SALES@TOMCARS.COM

SCALE: 1" = 2000'  
 LANTERNA GROUP  
 CIVIL ENGINEERING  
 1004 S. McDONALD STREET  
 MCKINNEY, TEXAS 75069  
 TEL: 214-860-2712  
 EMAIL: INFO@LANTERNA.COM

HIGHES CIVIL  
 1105 S. HUNTERS TRAIL  
 SUITE 100  
 FORT WORTH, TEXAS 76104  
 TEL: 817-335-1111  
 EMAIL: INFO@HIGHESCIVIL.COM



These documents are not approved for construction

SITE PLAN SET WITH LANDSCAPE PLAN  
 DEC. 6, 2022

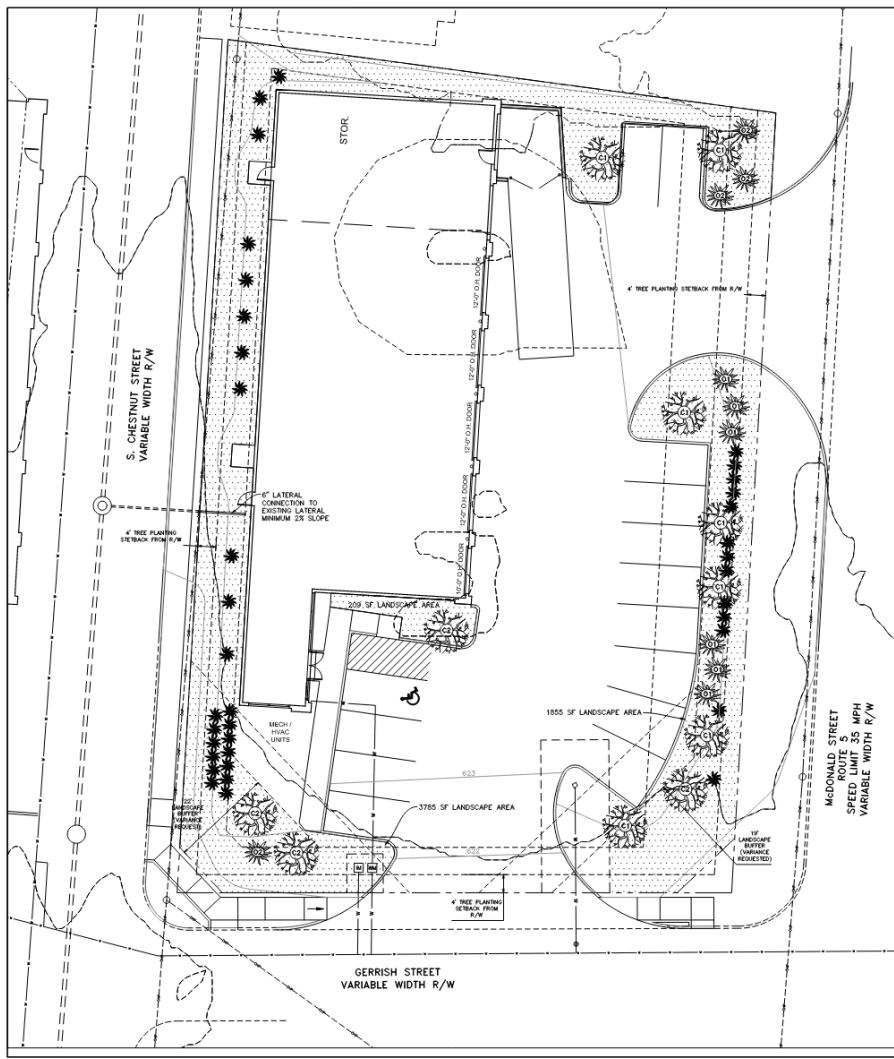
VISION DATE DESCRIPTION  
 1/20/2023 PRELIMINARY PER STAFF COMMENTS  
 1/27/2023 PRELIMINARY PER STAFF COMMENTS  
 1/30/2023 PRELIMINARY PER STAFF COMMENTS  
 1/31/2023 PRELIMINARY PER STAFF COMMENTS

TOM AUTOMOTIVE REALTY, LLC  
 1004 S. McDONALD STREET  
 MCKINNEY, TEXAS

SITE PLAN

C1.0 SHEET 3 OF 7

# Proposed Landscape Plan



### LANDSCAPE LEGEND

**CANOPY TREE, 9 REQUIRED**

	TEXAS RED OAK	7 EA	QUERUS SHUMARDI "TEXANA"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER
	AUTUMN GOLD GINKGO	4 EA	GINKGO BILOBA "AUTUMN GOLD"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER

**ORNAMENTAL TREE, 14 REQUIRED:**

	TEXAS MOUNTAIN LAUREL	9 EA	SOPHORA SECUNDFLORA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER
	MEXICAN PLUM	5 EA	PRUNUS MEXICANA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER

**SHRUB, 34 REQUIRED**

	GREEN CLOUD TEXAS RANGER	37 EA	LEUCOPHYLLUM FRUTESCENS	5 GAL	24" W X 24" H	36" O-C OR AS SHOWN	MATCHED AND WELL ROOTED, CONTAINER, NURSERY GROWN
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**NOTES:**  
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

**TOM MOTORS**

**LANDSCAPE CALCULATIONS**

<b>SITE DATA</b>			
TOTAL SITE AREA	0.5 AC / 21,923 SF		
SITE LANDSCAPE AREA	REQUIRED	5,719 SF	PROVIDED
TOT OF SITE	2,192 SF		
<b>STREET YARD</b>			
15% OF STREET YARD (6,729 SF) TO BE PERMANENT LANDSCAPING	REQUIRED	1,009 SF	PROVIDED 5,406 PROVIDED
<b>STREET FRONTAGE LANDSCAPE BUFFER</b>			
CHESTNUT	REQUIRED	20 FT	PROVIDED VARES 10.25 FT - 20 FT
MACDONALD	10 FT		VARIANCE REQUESTED 10 FT
GERRISH	10 FT		10 FT

**CANOPY CALCULATIONS**

<b>STREET FRONTAGE</b>			
470 LF @ 1 CANOPY TREE (OR 2 ORNAMENTAL) / 40 LF	12 TREES		8 CANOPY TREES 8 ORNAMENTAL TREES
<b>PARKING LOT</b>			
MAX 45' TO EVERY SPACE			3 CANOPY TREE
1 TREE PER 7 SPACES			2 ORNAMENTAL TREES
2 REQUIRED			



**LANTERNA CIVIL**  
 1105 S. MACDONALD STREET  
 SUITE 200  
 DALLAS, TX 75215  
 (214) 343-7333  
 www.lanternacivil.com

**HUGHES CIVIL**  
 1105 S. MACDONALD STREET  
 SUITE 200  
 DALLAS, TX 75215  
 (214) 343-7333  
 www.hughescivil.com

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 www.lanternacivil.com

These documents are not approved for construction

SITE PLAN SET WITH LANDSCAPE PLAN  
 DEC. 6, 2022

<b>DATE</b>	<b>DESCRIPTION</b>
11/27/2023	REVISION FOR STAFF COMMENTS
11/27/2023	REVISION FOR STAFF COMMENTS
11/27/2023	REVISION FOR STAFF COMMENTS

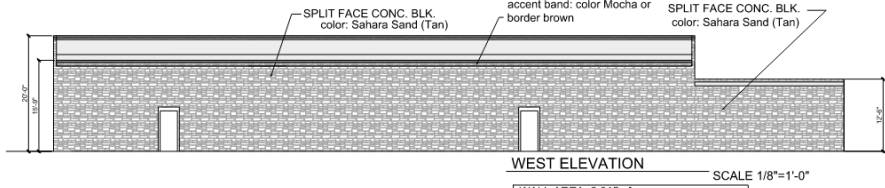
**TOM MOTORS**  
 AUTOMOTIVE SERVICE FACILITY  
 1004 S. MACDONALD STREET  
 DALLAS, TX 75215

**LANDSCAPE PLAN**

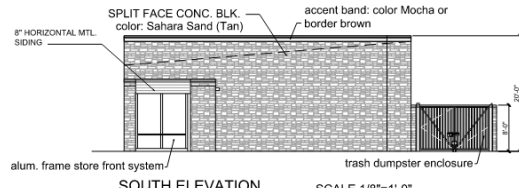
# Proposed Façade Plan



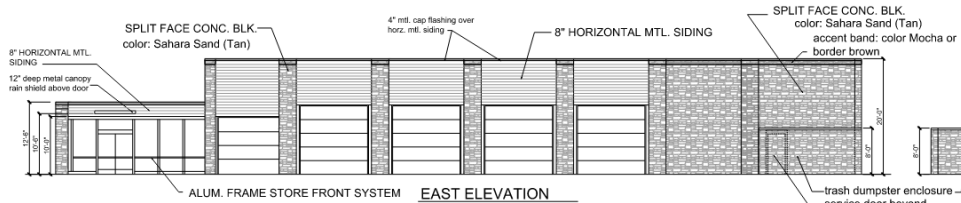
Issue Date: 01-13-2023  
 Revision:  
 03-03-2023 material call.  
 03-30-2023 material call.  
 04-05-2023  
 05-02-2023 sup of 615.  
 07-27-2023 material call.  
 07-13-2023 revised material %  
 high light cornice accent band  
 08-08-2023 added material color note  
 08-15-2023 added dumpster elev.  
 08 per rfp comments  
 09-09-2023



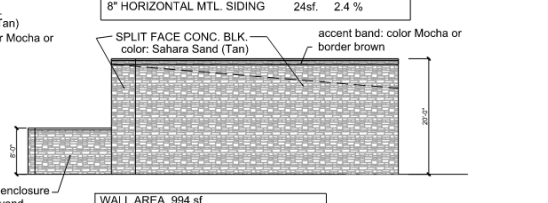
**WEST ELEVATION** SCALE 1/8"=1'-0"  
 WALL AREA 2,015 sf.  
 SPLIT FACE CONC. BLK. 1,979sf. 98%



**SOUTH ELEVATION** SCALE 1/8"=1'-0"  
 WALL AREA 994 sf.  
 SPLIT FACE CONC. BLK. 875sf. 88%  
 ALUM. FRAME STORE FRONT SYSTEM 95sf. 9.6%  
 8" HORIZONTAL MTL. SIDING 24sf. 2.4%



**EAST ELEVATION** SCALE 1/8"=1'-0"  
 WALL AREA 2,592 sf.  
 SPLIT FACE CONC. BLK. 1026sf. 39.5%  
 8" HORIZONTAL MTL. SIDING 536sf. 20.6%  
 ALUM. FRAME STORE FRONT SYSTEM 296sf. 11.4%  
 OVER HEAD BAY DOORS 734sf. 28.3%



**NORTH ELEVATION** SCALE 1/8"=1'-0"  
 WALL AREA 994 sf.  
 SPLIT FACE CONC. BLK. 994 sf. 100%

AUTO GARAGE  
 TOVI MOTORS  
 MCKINNEY, TEXAS

