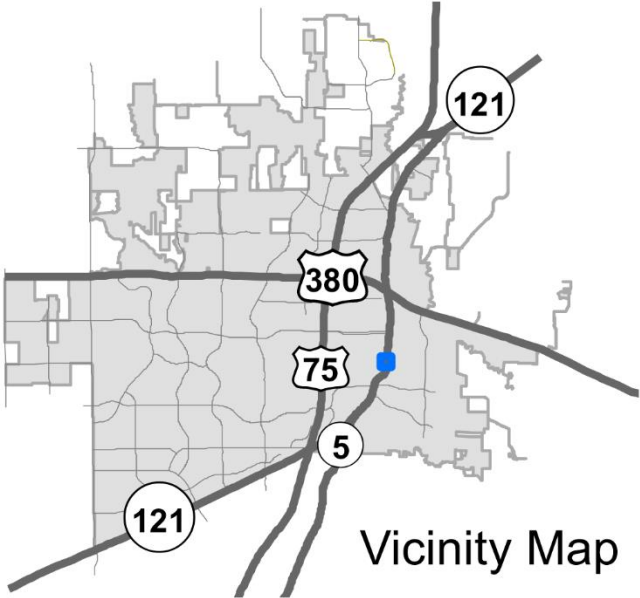
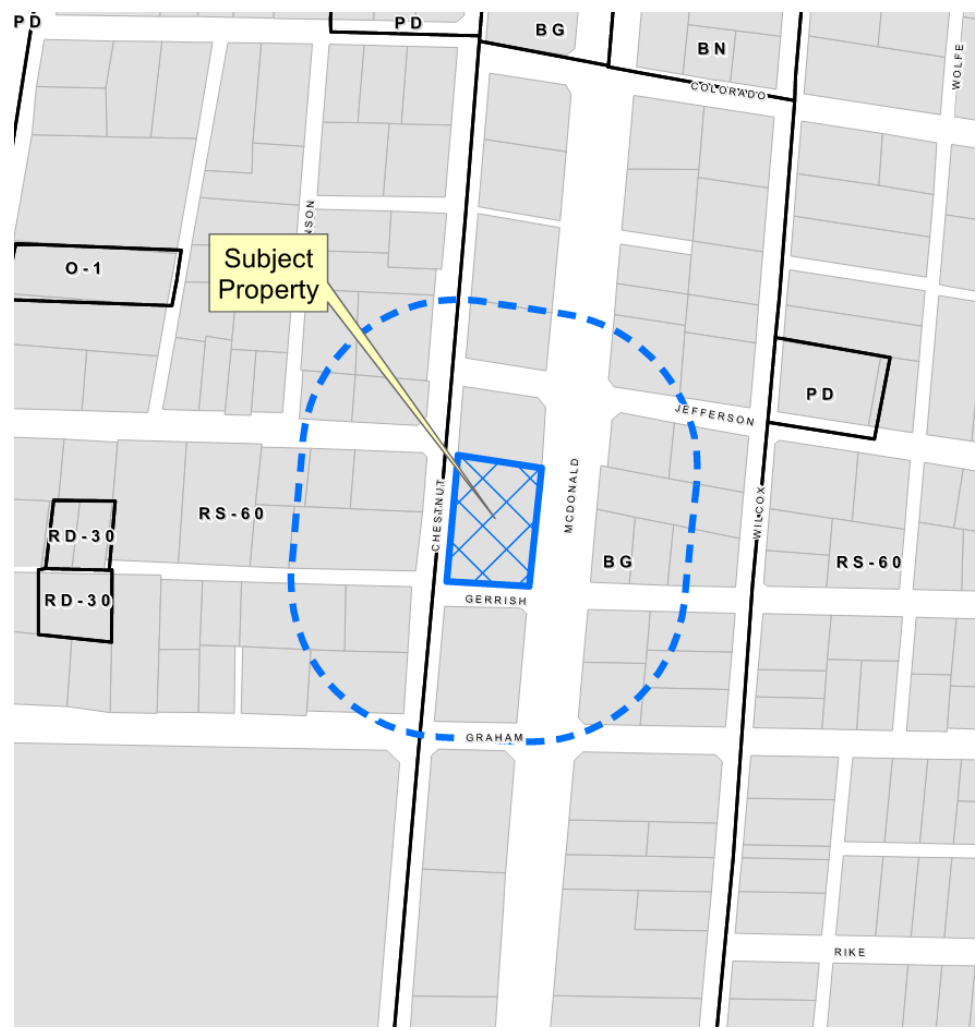


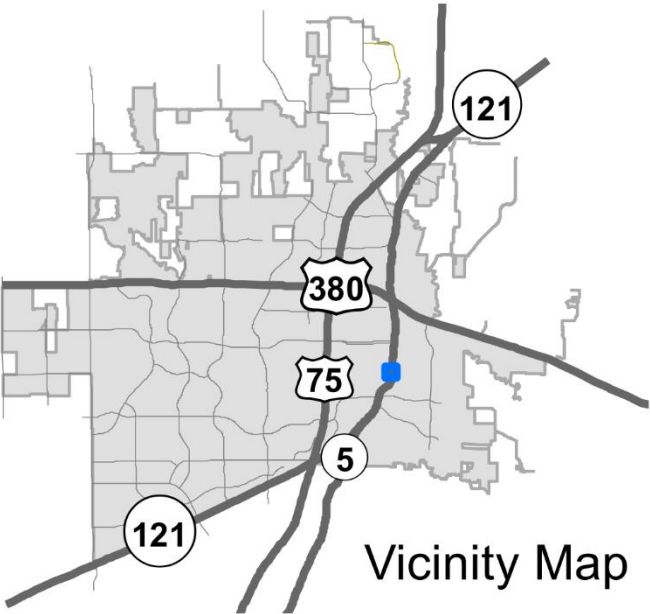
Tovi Motors Site Plan

22-0118SP

Location Map

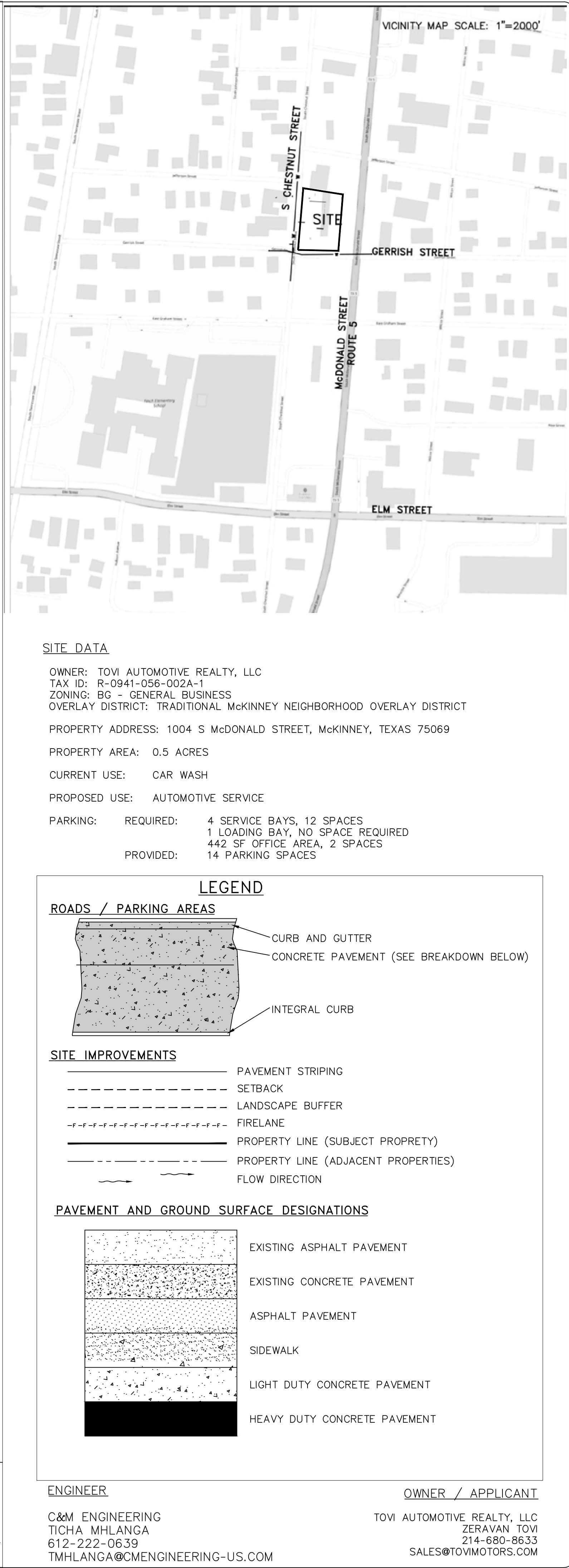
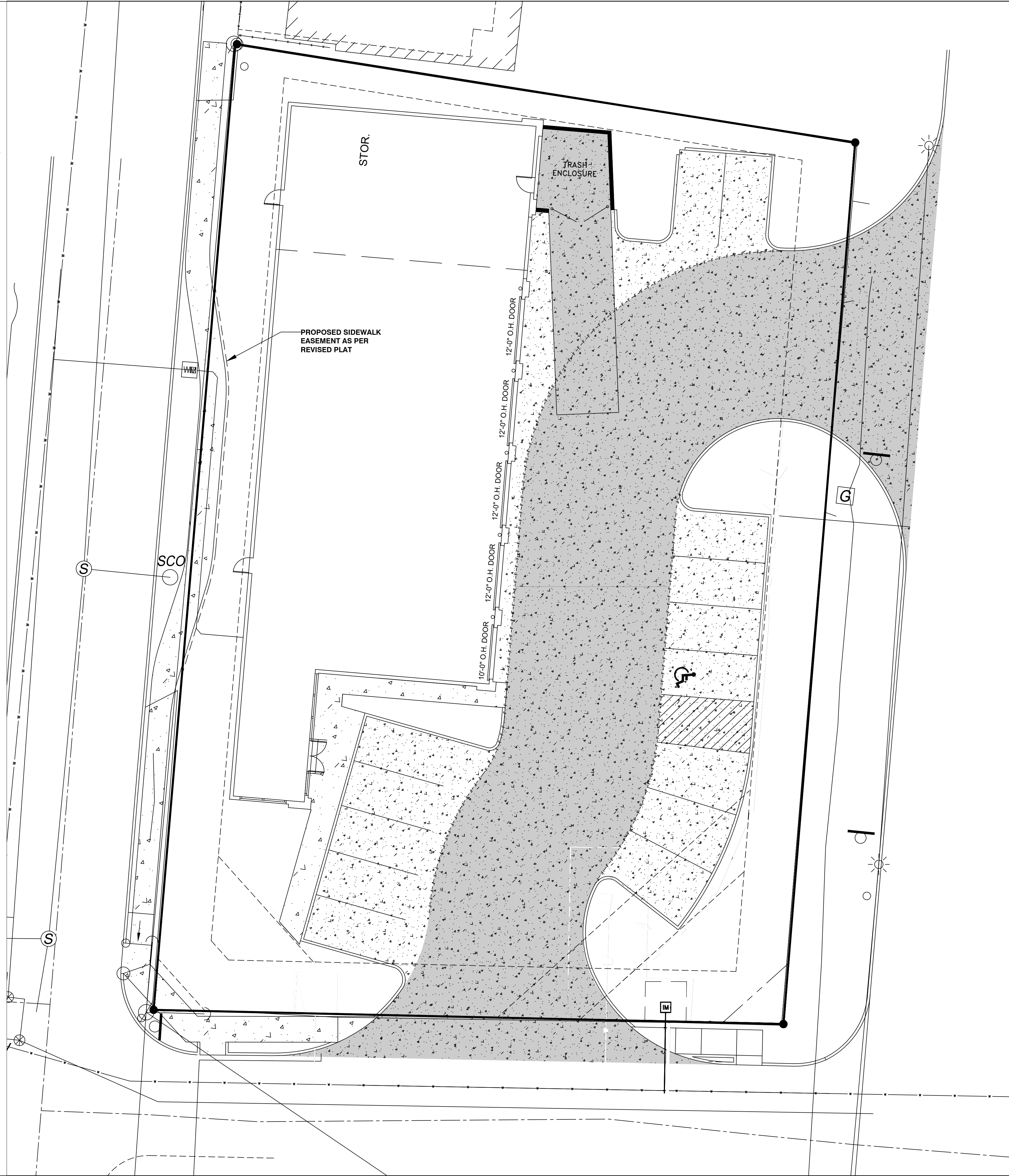


Aerial Exhibit



DEVELOPMENT NOTES

1. 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.
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 58 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.



C&M Engineering

CIVIL ENGINEERS
16520 TOLUDES BEND COURT
FRCSPHER, TX 75078
T: 469-488-6339 M: 402-222-0639

TOVI MOTORS

1004 S McDONALD STREET
MCKINNEY
TEXAS

SITE PLAN

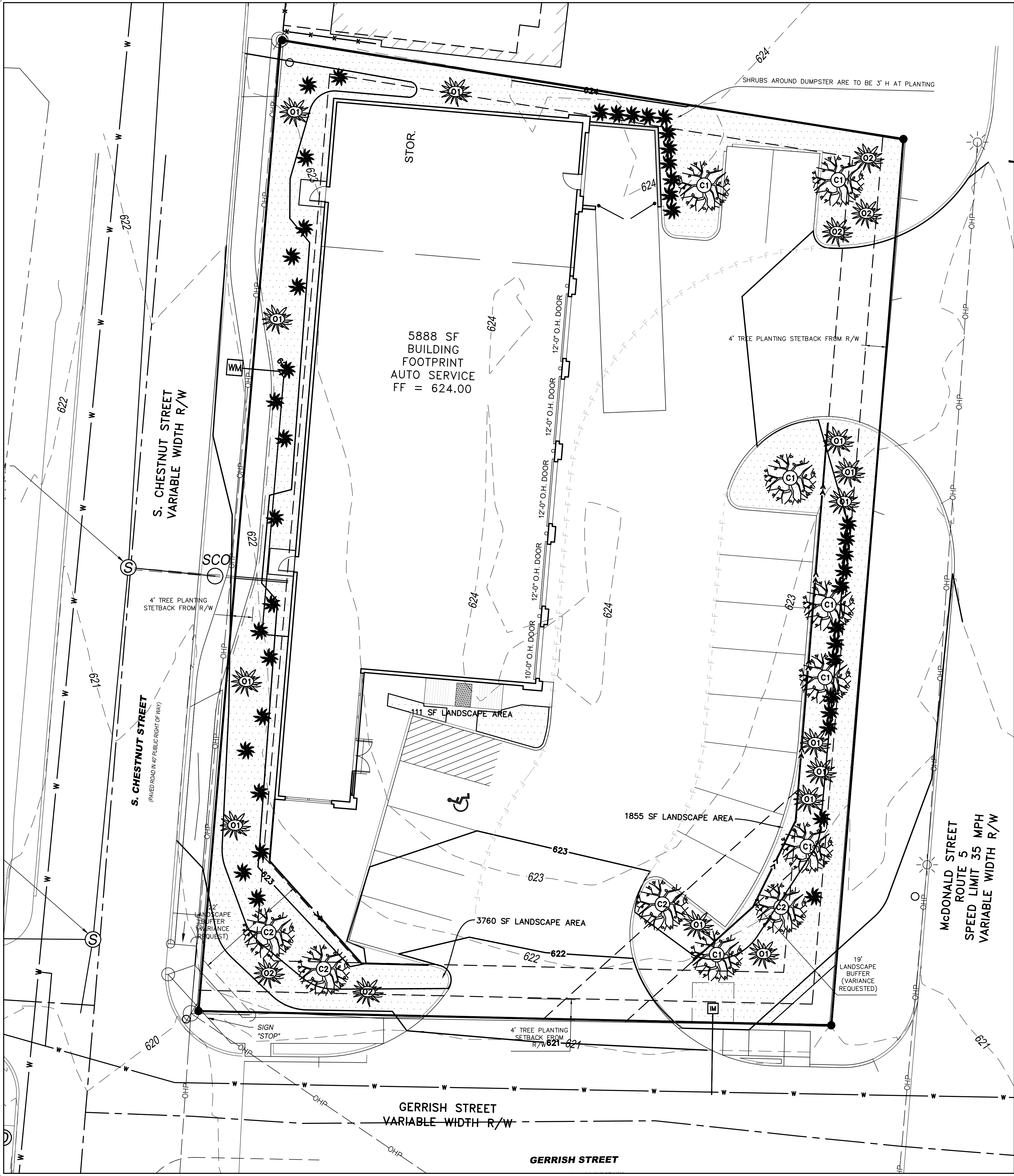
CITY OF MCKINNEY
TEXAS



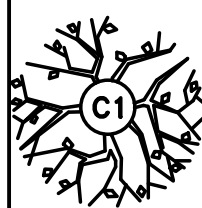
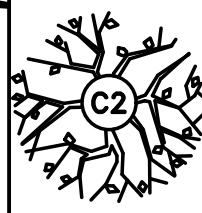
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DRAWN BY: TM	DATE: 06-03-25
REVIEWED BY: TM	DATE: 06-03-25

SHEET NO:

C3.0



LANDSCAPE LEGEND

CANOPY TREE: 9 REQUIRED							
	TEXAS RED OAK MATCHED, CENTRAL	7 EA	QUERCUS SHUMARDI "TEXANA"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, WELL-BRANCHED, STRONG LEADER	
	AUTUMN GOLD GINKGO MATCHED, CENTRAL	4 EA	GINKGO BILOBA "AUTUMN GOLD"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, WELL-BRANCHED, STRONG LEADER	
ORNAMENTAL TREE: 14 REQUIRED:							
	TEXAS MOUNTAIN LAUREL MATCHED, STRONG CENTRAL	10 EA	SOPHORA SECUNDIFLORA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, WELL-BRANCHED, LEADER	
	MEXICAN PLUM WELL-BRANCHED,	5 EA	PRUNUS MEXICANA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, STRONG CENTRAL LEADER	
SHRUB: 34 REQUIRED							
	GREEN CLOUD ROOTED, TEXAS RANGER GROWN	32 EA	LEUCOPHYLLUM FRUTESCENS	5 GAL	24" W X 24" H	36" O-C OR AS SHOWN	MATCHED AND WELL CONATINER, NURSERY
	(EXTRA LARGE) GREEN CLOUD ROOTED, TEXAS RANGER GROWN	11 EA	LEUCOPHYLLUM FRUTESCENS	7 GAL	24" W X 36" H	36" O-C MAX	MATCHED AND WELL CONATINER, NURSERY

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.

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

CANOPY CALCULATIONS		
STREET FRONTAGE		
470 LF @ 1 CANOPY TREE (OR 2 ORNAMENTAL) / 30 LF	16 TREES	8 CANOPY TREES 16 ORNAMENTAL TREES
PARKING LOT		
	MAX 65' TO EVERY SPACE	3 CANOPY TREE 2 ORNAMENTAL TREES

LANDSCAPE
LANTERRA GROUP
TODD EVANS
214-497-2712
TEVANS@LANTERRAGROUP.COM

ENGINEER

C&M ENGINEERING
TICHA MHLANGA
612-222-0639
TMHLANGA@CMENGINEERING-US.COM

OWNER / APPLICANT

TOVI AUTOMOTIVE REALTY, LLC
ZERAVAN TOVI
214-680-8633
SALES@TOVIMOTORS.COM

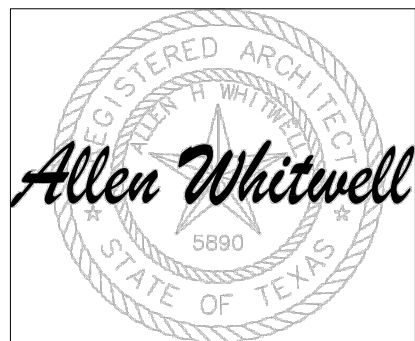


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Issue Date	01-12-2023
Revisions	
PERMIT ISSUE	04-15-2024
PERMIT COMMENTS	02-28-2025
CITY REVIEW COMMENTS	03-28-2025

OFFICE ROOF HT RAISED 08-08-2025
ADDED ADDITIONAL OVERHEAD DR
12-30-2025



AUTO GARAGE
TOVI MOTORS
1054 S. McDonald St.
Mckinney , TEXAS

