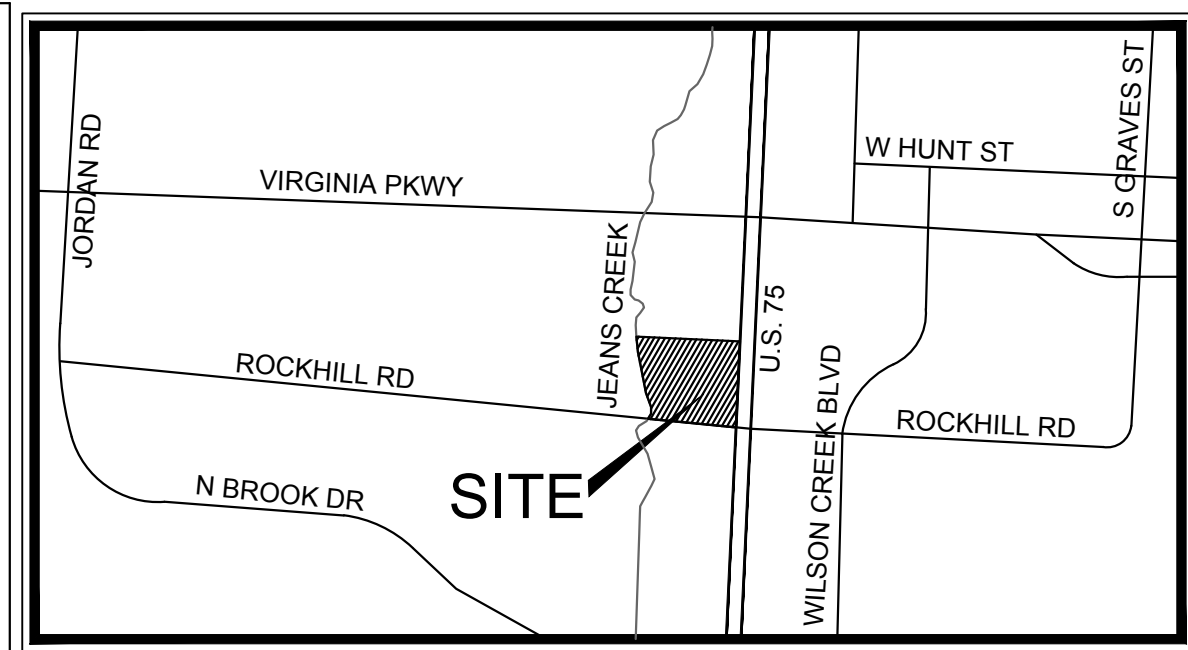
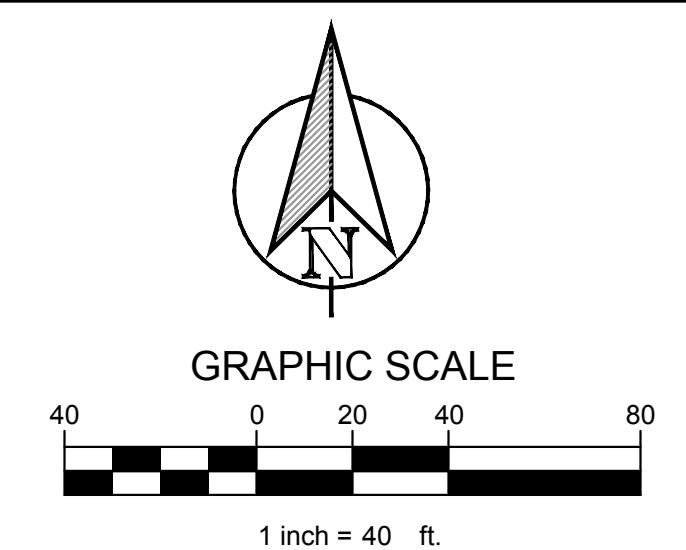


PARKING DATA TABLE		92 SPACES
<b>PARKING REQUIRED</b>		
OFFICE: 1 SPACE PER 400 SF (2,500 SF)	7 SPACES	
AUTO SALES: 1 SPACE PER 500 SF INDOOR AREA + 1 SPACE PER 1000 SF OUTDOOR AREA (5,500 SF INDOOR & 27,500 SF OUTDOOR)	40 SPACES	
AUTO SERVICE: 2 SPACES PER SERVICE BAY + 1 OVERNIGHT SPACE PER SERVICE BAY (15 SERVICE BAYS)	45 SPACES	
<b>PARKING PROVIDED</b>		<b>387 SPACES TOTAL</b>
NEW CAR DISPLAY	135 SPACES	
USED CAR DISPLAY	28 SPACES	
NEW CAR STORAGE	126 SPACES	
CUSTOMER PARKING	29 SPACES	
EMPLOYEE PARKING	13 SPACES	
SERVICE PARKING	36 SPACES	
CAR DISPLAY	5 SPACES	
OVERNIGHT SERVICE BAY PARKING	15 SPACES	



- FDC GENERAL NOTES:**
- FDC SHALL BE PROTECTED BY BOLLARDS.
  - FDC SHALL BE LOCATED A MINIMUM OF 3FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
  - FDC SHALL BE LOCATED ADJACENT TO A FIRE HYDRANT, 7 FT FROM THE CENTER OF THE FIRE HYDRANT.
  - FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.



SITE DATA TABLE	
SITE AREA (NET ROW TAKE)	7.21 AC (314,033.99 SF)
LEGAL DESCRIPTION	A TRACT OF LAND, RECORDED UNDER COUNTY CLERK'S FILE NO. 2003-0060612, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
EXISTING ZONING	RESIDENTIAL ESTATES (RES-1) +CC - CORRIDOR COMMERCIAL OVERLAY DISTRICT
PROPOSED ZONING**	REGIONAL COMMERCIAL C3 +CC - CORRIDOR COMMERCIAL OVERLAY DISTRICT
PROPOSED USE	AUTOMOTIVE DEALERSHIP / SALES / SERVICE / CAR WASH / OFFICE
PROPOSED BUILDING AREA	26,967 SF
PROPOSED BUILDING HEIGHT	28' - 0"
LOT COVERAGE	7.59%
FLOOR AREA RATIO	0.09 : 1
PERVIOUS AREA	105,988.12 SF
IMPERVIOUS AREA	196,022.16 SF
PERCENT IMPERVIOUS	64.9%

\*\*CONSIDERATION OF APPROVAL OF SUP IS DEPENDENT ON APPROVAL OF ZONING.

LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES
	PROPOSED FIRE LANE
	PROPOSED DUMPSTER PAVEMENT
	PERIMETER LANDSCAPE BUFFER
	100 YR. FLOODPLAIN
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED PARKING COUNTS

**LEGAL DESCRIPTION**  
 BEING A 7.70 ACRES TRACT OR PARCEL OF LAND SITUATED IN THE W. D. THOMPSON SURVEY, ABSTRACT NUMBER 891 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO FORDEX LIMITED PARTNERSHIP RECORDED IN VOLUME 5390, PAGE 64 OF THE RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT A 3" ALUMINUM TX. DOT. MONUMENT STAMPED "P B S & J" FOUND FOR AN ANGEL POINT IN THE EAST LINE OF LOT 18 WYSONG HOSPITAL ADDITION AN ADDITION TO THE CITY OF MCKINNEY COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME B, PAGE 304 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND IN THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 75;  
 THENCE SOUTH 02°03'28" WEST, WITH THE WEST LINE OF SAID RIGHT OF WAY A DISTANCE OF 446.25 FEET TO A 1/2" IRON ROD CAPED STAMPED "EAGLE SURVEYING" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A WYSONG HOSPITAL ADDITION NO. 2 AN ADDITION TO THE CITY OF MCKINNEY COLLIN COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 20110412010000640 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING THE POINT OF BEGINNING;  
 THENCE SOUTH 02°02'58" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 19.39 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING";  
 THENCE SOUTH 01°38'26" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 556.20 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING" FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE SOUTH 48°21'37" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 24.87 FEET TO A CAPPED 5/8" IRON ROD FOUND;  
 THENCE SOUTH 00°42'36" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 29.72 FEET TO AN "X" CUT SET NEAR THE CENTER OF ROCK HILL ROAD AND BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID FORDEX LIMITED PARTNERSHIP TRACT;  
 THENCE NORTH 85°05'45" WEST ALONG OR NEAR THE CENTER OF ROCK HILL ROAD A DISTANCE OF 515.86 FEET TO AN "X" CUT SET NEAR THE CENTER OF SAID ROAD AND BEING IN JEANS CREEK AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID FORDEX LIMITED PARTNERSHIP TRACT;  
 THENCE ALONG SAID JEANS CREEK THE FOLLOWING COURSES AND DISTANCES:  
 NORTH 56°27'20" EAST A DISTANCE OF 73.42 FEET TO A POINT;  
 NORTH 15°19'40" EAST A DISTANCE OF 28.95 FEET TO A POINT;  
 NORTH 34°36'30" WEST A DISTANCE OF 28.93 FEET TO A POINT;  
 NORTH 58°47'33" WEST A DISTANCE OF 16.28 FEET TO A POINT;  
 NORTH 44°25'48" WEST A DISTANCE OF 35.18 FEET TO A POINT;  
 NORTH 28°39'46" WEST A DISTANCE OF 35.53 FEET TO A POINT;  
 NORTH 05°47'32" WEST A DISTANCE OF 23.87 FEET TO A POINT;  
 NORTH 15°09'28" EAST A DISTANCE OF 40.46 FEET TO A POINT;  
 NORTH 41°04'19" EAST A DISTANCE OF 35.32 FEET TO A POINT;  
 NORTH 20°30'43" EAST A DISTANCE OF 7.99 FEET TO A POINT;  
 NORTH 03°36'17" WEST A DISTANCE OF 21.72 FEET TO A POINT;  
 NORTH 30°33'07" WEST A DISTANCE OF 6.77 FEET TO A POINT;  
 NORTH 71°23'05" WEST A DISTANCE OF 9.19 FEET TO A POINT;  
 NORTH 32°50'31" WEST A DISTANCE OF 40.96 FEET TO A POINT;  
 NORTH 23°53'34" WEST A DISTANCE OF 28.16 FEET TO A POINT;  
 NORTH 15°44'44" WEST A DISTANCE OF 78.89 FEET TO A POINT;  
 NORTH 33°59'40" WEST A DISTANCE OF 49.18 FEET TO A POINT;  
 NORTH 18°13'27" WEST A DISTANCE OF 87.90 FEET TO A POINT;  
 NORTH 11°12'53" WEST A DISTANCE OF 48.53 FEET TO A POINT AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A WYSONG HOSPITAL ADDITION NO. 2;  
 THENCE SOUTH 88°12'16" EAST WITH THE SOUTH LINE OF SAID LOT 1, BLOCK A, WYSONG HOSPITAL ADDITION NO. 2, PASSING AT 30.00 FEET A 1/2" IRON ROD SET STAMPED "EAGLE SURVEYING" FOR REFERENCE AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 650.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.70 ACRES OF LAND, MORE OR LESS.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - 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 SHALL 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.

**SITE ACREAGE = 7.70 AC.**

**FLOODPLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" & "ZONE AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 48085C0260K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

**OWNER / DEVELOPER**

FORDEX LIMITED PARTNERSHIP  
 2707 CLUBLAKE TRAIL  
 MCKINNEY, TX 75072-4009

**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

**SUP EXHIBIT**

**McKINNEY DODGE**  
 7.70 ACRES  
 LEGAL DESCRIPTION:  
 BEING A TRACT OF LAND DESCRIBED IN A DEED TO FORDEX LIMITED PARTNERSHIP, RECORDED UNDER COUNTY CLERK'S FILE NO. 2003-0060612, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

CITY:	MCKINNEY	STATE:	TEXAS
COUNTY:	COLLIN	SURVEY:	W.D. THOMPSON SURVEY
ABSTRACT NO.:	891		

SUBMITTAL LOG:  
 SEPTEMBER 10, 2018 FIRST CITY SUBMITTAL

TEXAS REGISTRATION #14199  
**CLAY MOORE ENGINEERING**  
 1903 CENTRAL DR. SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENG.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
**DREW DONOSKY**  
 P.E. No. 125651, Date: 2/11/19

**MCKINNEY DODGE**  
 MCKINNEY, TX

NO.	DATE	REVISION	BY

**SUP EXHIBIT**

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	10/19/2018

SHEET  
**SP-1**

PLOTTED BY: DREW DONOSKY  
 2/11/2019 3:48 PM  
 LOCATION: C:\USERS\DDONOSKY\DESKTOP\2018-010 MCKINNEY DODGE\CADD\SHEETS\SP-1 SUP EXHIBIT.DWG  
 LAST SAVED: 1/30/2019 4:35 PM