



VICINITY MAP N.T.S.

SITE INFORMATION	
LAND AREA:	PORTION OF LOT 2 BLK A - 78,747.95 SF OR 1.808 ACRES
ZONING:	PD 2001-08-087
PROPOSED USE:	C-STORE
BUILDING AREA:	4,730 S.F. APPROX.
BUILDING HEIGHT:	(1 STORY)
FLOOR TO AREA (FAR) = 0.06	(4,730 SF / 78,747.95 SF)
LOT COVERAGE:	6% (4,730 SF / 78,747.95 SF)
PARKING REQUIRED:	C-STORE
PARKING PROVIDED:	C-STORE 1 SPACE / 4 PUMPS = 4 SPACES
TOTAL PARKING PROVIDED:	25 REGULAR SPACES AND 2 HANDICAP SPACE = 27 SPACES
TOTAL LANDSCAPE REQUIRED:	7,874 SF
TOTAL LANDSCAPE PROVIDED:	12,748 SF

PAVING LEGEND

	FIRE LANE PAVING
	6" DEPTH REINFORCED 4000 PSI CONCRETE PAVEMENT W/ STABILIZATION ON 6" COMPACTED SUBGRADE 95% DENSITY.

RECEIVED
By Planning Department at 8:07 am, Nov 24, 2014

APPLICANT:
Mr. Michael Allen, P.E.
Allen-Correll Engineering
101 Trails End
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OWNER:
Mr. Tony Scalise
Westind, LLC
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No.	Date	Revisions	App.

Allen-Correll ENGINEERING
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McKinney West
MCKINNEY, TEXAS

SPECIAL USE PERMIT EXHIBIT

Scale:	1"=40'
Designed by:	MSA
Drawn by:	MSA
Checked by:	MSA
Date:	NOVEMBER 2014
Project No.	002-004

Specific Use Permit for
Additional Gas Pumps
And Car Wash
The Heights of Westridge
Planning Area 12, Parcel 1209
A portion of Lot 2 Blk A - 1.808 acres