

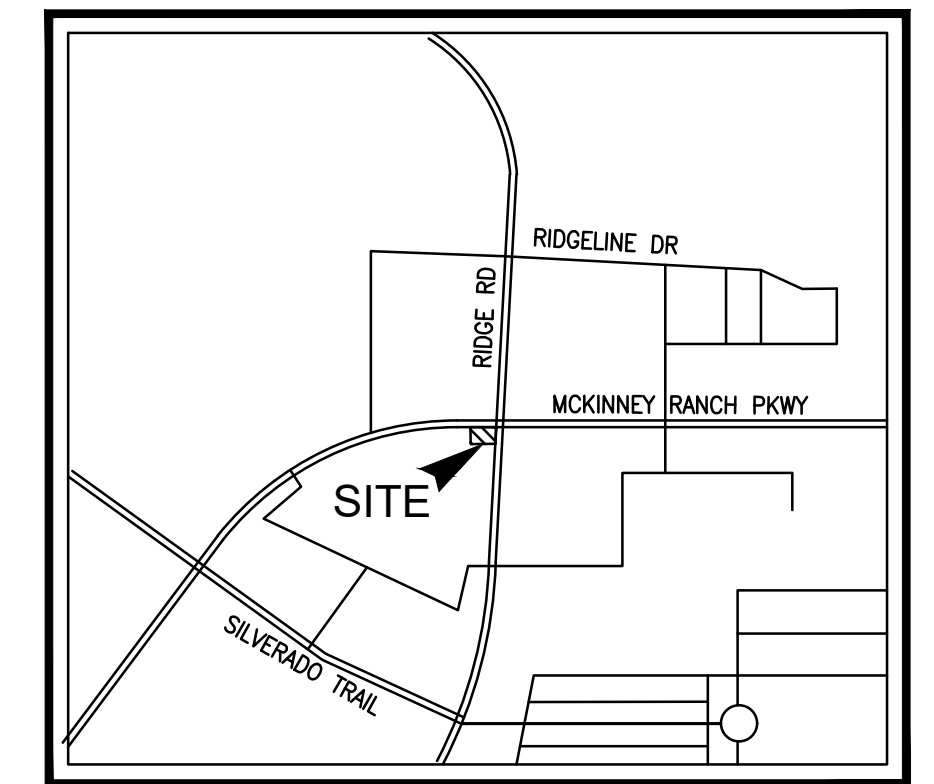
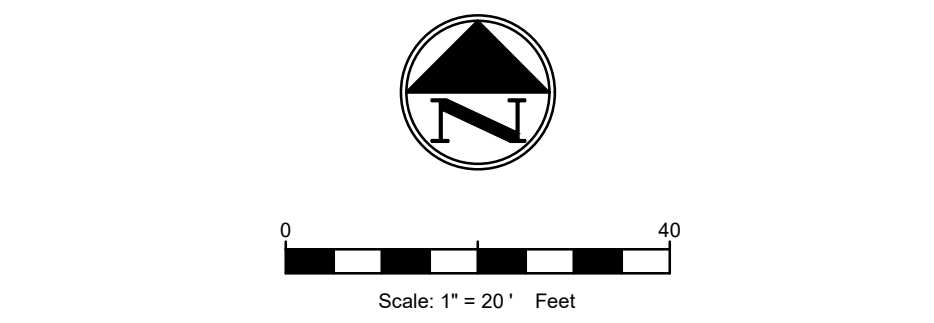
MCKINNEY RANCH PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY)

$$\begin{aligned}
 D &= 60'58'48'' \\
 R &= 67.00' \\
 L &= 71.31' \\
 CB &= S60'07'19''E \\
 CH &= 67.99'
 \end{aligned}$$

EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT	○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX	○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ GUY WIRE ANCHOR	○ OVERHEAD UTILITY LINE	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE
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SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.010 ACRES (43,979 S.F.)
ZONING:	GR-GENERAL RETAIL
PROPOSED USE:	MOTOR VEHICLE REPAIR SERVICE
BUILDING AREA:	1,700 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	24'-0"
FLOOR AREA RATIO:	0.039
IMPERVIOUS AREA:	24,664.30 S.F. (56.1%)
PERVIOUS/LANDSCAPE AREA:	19,314.70 S.F. (43.9%)
REGULAR PARKING REQUIRED:	6 SPACES
2 SP PER BAY	
REGULAR PARKING PROVIDED:	9 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	10 SPACES
STACKING REQUIRED:	9 SPACES
3 SP PER BAY	
STACKING PROVIDED:	9 SPACES
OVERNIGHT STORAGE REQUIRED:	3 SPACES
1 SP PER BAY	
OVERNIGHT STORAGE PROVIDED:	3 SPACES

- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	SAW-CUT LINE	FENCE	FIRE LANE	STRIPING	OVERNIGHT PARKING SPACES	PARKING SPACES	MONUMENT/PYLON SIGN	WHEEL STOPS	HANDICAP LOGO	HANDICAP SIGN	RAMP	BOLLARD	TRAFFIC ARROW	FIRE HYDRANT	DUMPSTER	SANITARY SEWER MANHOLE	SANITARY SEWER CLEANOUT	SANITARY SEWER DOUBLE CLEANOUT	SANITARY SEWER SAMPLE PORT	OIL-WATER SEPARATOR	DOMESTIC WATER METER	IRRIGATION METER	GAS METER	TRANSFORMER	LIGHT POLE	POWER POLE
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NOTE:
SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

NO.	DATE	DESCRIPTION	BY
1	09/08/21	1ST SUP SUBMITTAL	KP
2	10/22/21	2ND SUP SUBMITTAL	KP
3	11/19/21	3RD SUP SUBMITTAL	KP
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SPECIFIC USE PERMIT EXHIBIT

STRICKLAND BROTHERS OIL CHANGE

SWC MCKINNEY RANCH PKWY & RIDGE ROAD

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS 75070
RIDGE COMMONS ADDITION, LOT 3, BLOCK A

TRIANGLE ENGINEERING LLC

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W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	ENB	11/19/21	SCALE BAR	077-21	C-3.0

TX. P.E. FIRM #11525

