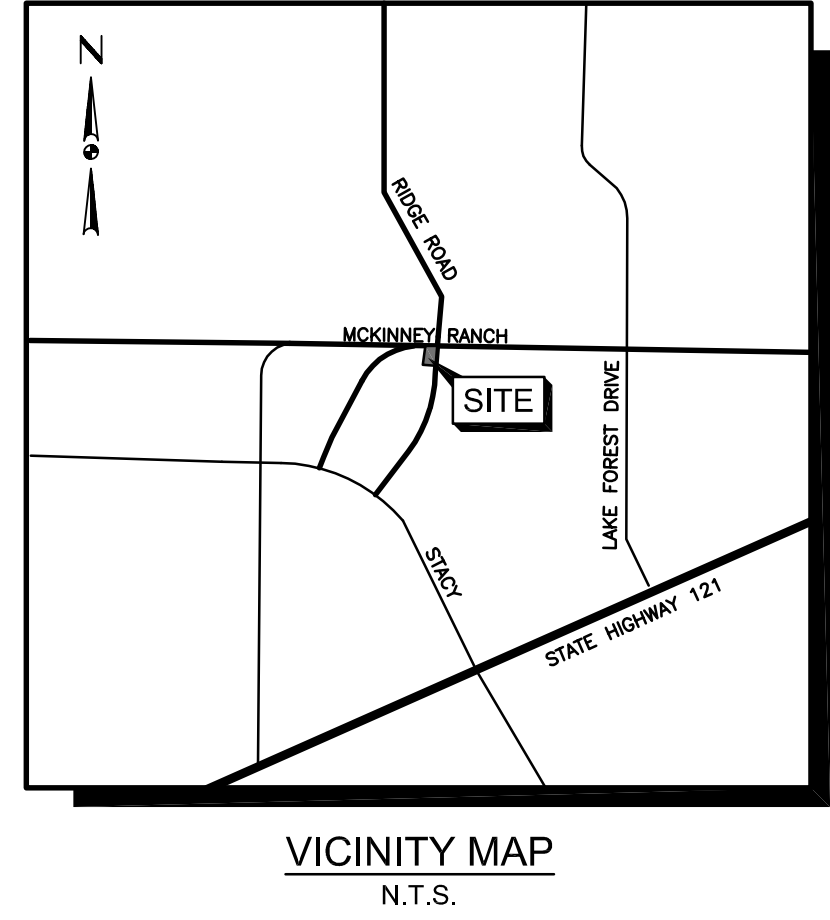
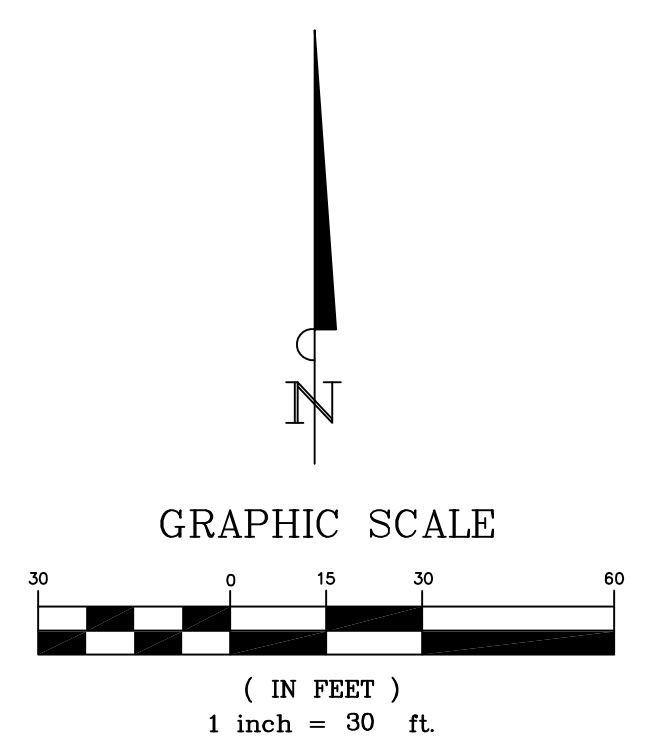
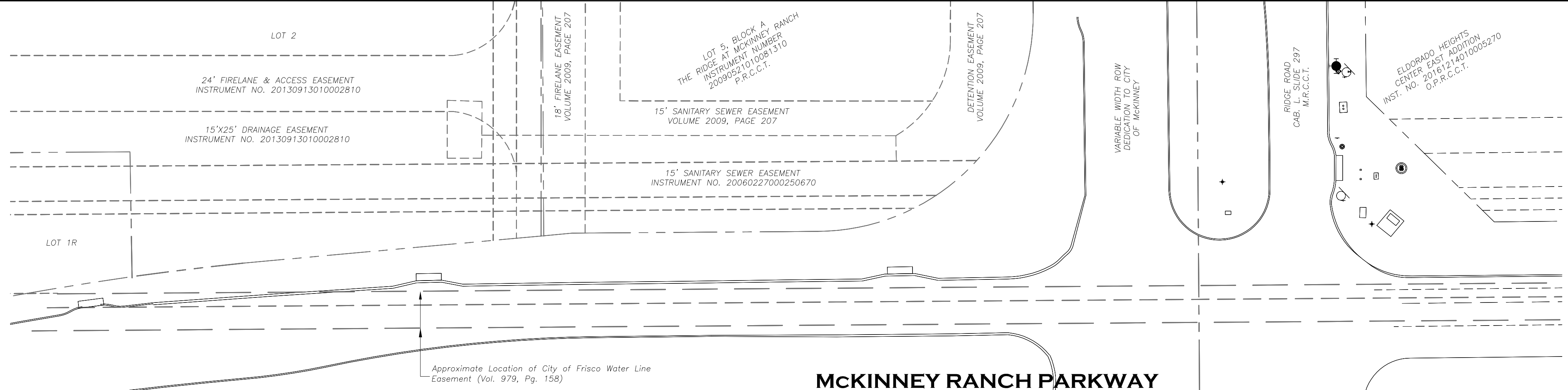


PAVING LEGEND

	8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
	6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
	5" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
	4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
	NUMBER OF PARKING SPACES
	RADIUS
	TYPICAL
	BARRIER FREE RAMP
	SIDEWALK
	FIRE HYDRANT
	BUILDING ENTRANCE

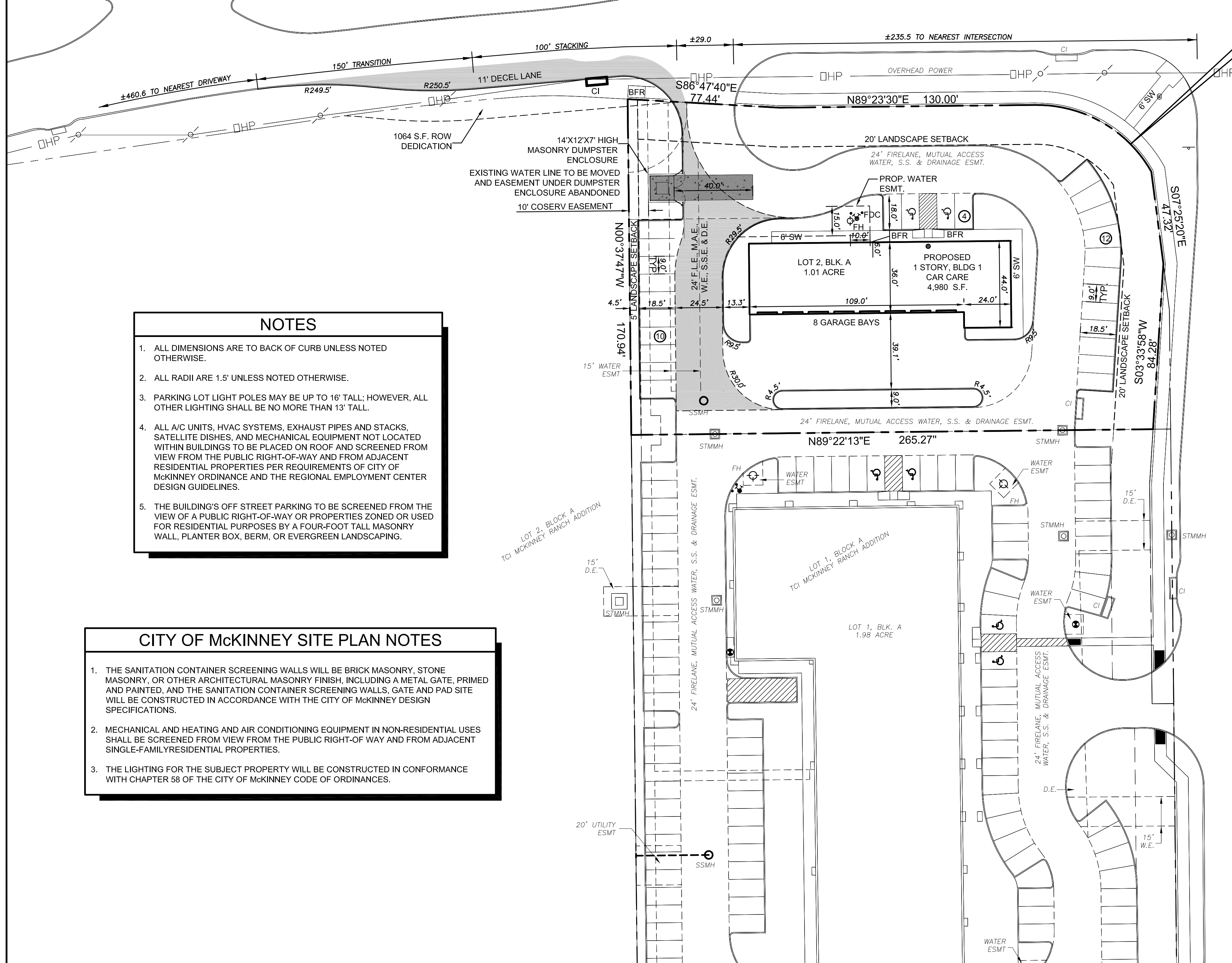


MCKINNEY RANCH PARKWAY

(VARIABLE WIDTH ROW) ROW DEDICATED TO CITY OF MCKINNEY VOL. 05507, PG. 4283 L.R.C.C.T.

$\Delta=60^{\circ}58'48"$
 $R=67.00'$
 $L=71.31'$
 $T=39.45'$
 $CB=S60^{\circ}06'59"E$
 $CH=67.99'$

S. RIDGE ROAD
 (VARIABLE WIDTH ROW)
 VOLUME 2007, PAGE 587 &
 INSTRUMENT #2007121401004400
 P.R.C.C.T.



- ### NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.
 - PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
 - ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, SATELLITE DISHES, AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOF AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MCKINNEY ORDINANCE AND THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.
 - THE BUILDING'S OFF STREET PARKING TO BE SCREENED FROM THE VIEW OF A PUBLIC RIGHT-OF-WAY OR PROPERTIES ZONED OR USED FOR RESIDENTIAL PURPOSES BY A FOUR-FOOT TALL MASONRY WALL, PLANTER BOX, BERM, OR EVERGREEN LANDSCAPING.

- ### CITY OF MCKINNEY SITE PLAN NOTES
- THE 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 OF MCKINNEY 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 SINGLE-FAMILY RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE

ZONING:	C2 - LOCAL COMMERCIAL DISTRICT
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	AUTOMOTIVE REPAIR / OFFICE
LOT AREA:	1.01 ACRES / 43,979 SQ. FT.
FLOOR AREA RATIO	1:0.11
BUILDING HEIGHT	24'-5"
NUMBER OF BLDGS.	1
TOTAL BLDG. SQ. FOOTAGE:	4,980 SQ. FT.
PARKING REQUIRED	
GARAGE PARKING REQUIRED	16
OFFICE	1 SPACE PER 400 S.F., 1,056 S.F. = 3 SPACES
TOTAL	19
(HANDICAP REQUIRED = 2% OF TOTAL)	1
NOTE: NO OVERNIGHT STORAGE OF VEHICLES TO BE ALLOWED.	
PARKING PROVIDED	
PARKING SPACES	24
HANDICAP PARKING	2
TOTAL PARKING PROVIDED	26
LOT COVERAGE	11.3% (38,999 SQ. FT.)
LANDSCAPE DATA	
INTERIOR LANDSCAPING	13,109 SQ. FT.
IMPERVIOUS AREA:	30,870 SQ. FT.

SUP EXHIBIT FOR MEINEKE CAR CARE CENTER

BEING 1.01 ACRES OUT OF THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED 8/13/2019

OWNER:
 HSM MCKINNEY RANCH RETAIL LP
 14001 DALLAS PARKWAY, 11th FLOOR
 DALLAS, TEXAS 75240-4346
 (972) 386-1480
 ATTN: STEVE DONOSKY

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CASEY GREGORY, PE

APPLICANT:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CASEY GREGORY, PE

Master Planning
 Civil Engineering
 Land Development
 3000 N. McDonald Street, Suite 100
 McKinney, TX 75071
 Tel 469 424 5900
 Fax 214 544 5200
SANCHEZ & ASSOCIATES
 Certificate of Registration No. F-8665

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MEINEKE CAR CARE CENTER

SITE PLAN

Scale: SEE GRAPHIC SCALE
 Designed by: CDR
 Drawn by: CDR
 Checked by: RGS
 Date: 8/13/2019
 Project No.: 02-154-001
 Instrument Number: 201908232300316350
 O.P.R.C.C.T.

EXHIBIT

Title: 02-154-001-04-01
 Date: 8/13/2019
 Scale: 1/8" = 1'-0"
 Project: 02-154-001
 Instrument: 201908232300316350
 O.P.R.C.C.T.
 Plotted by: cgregory
 Layout: Layout1