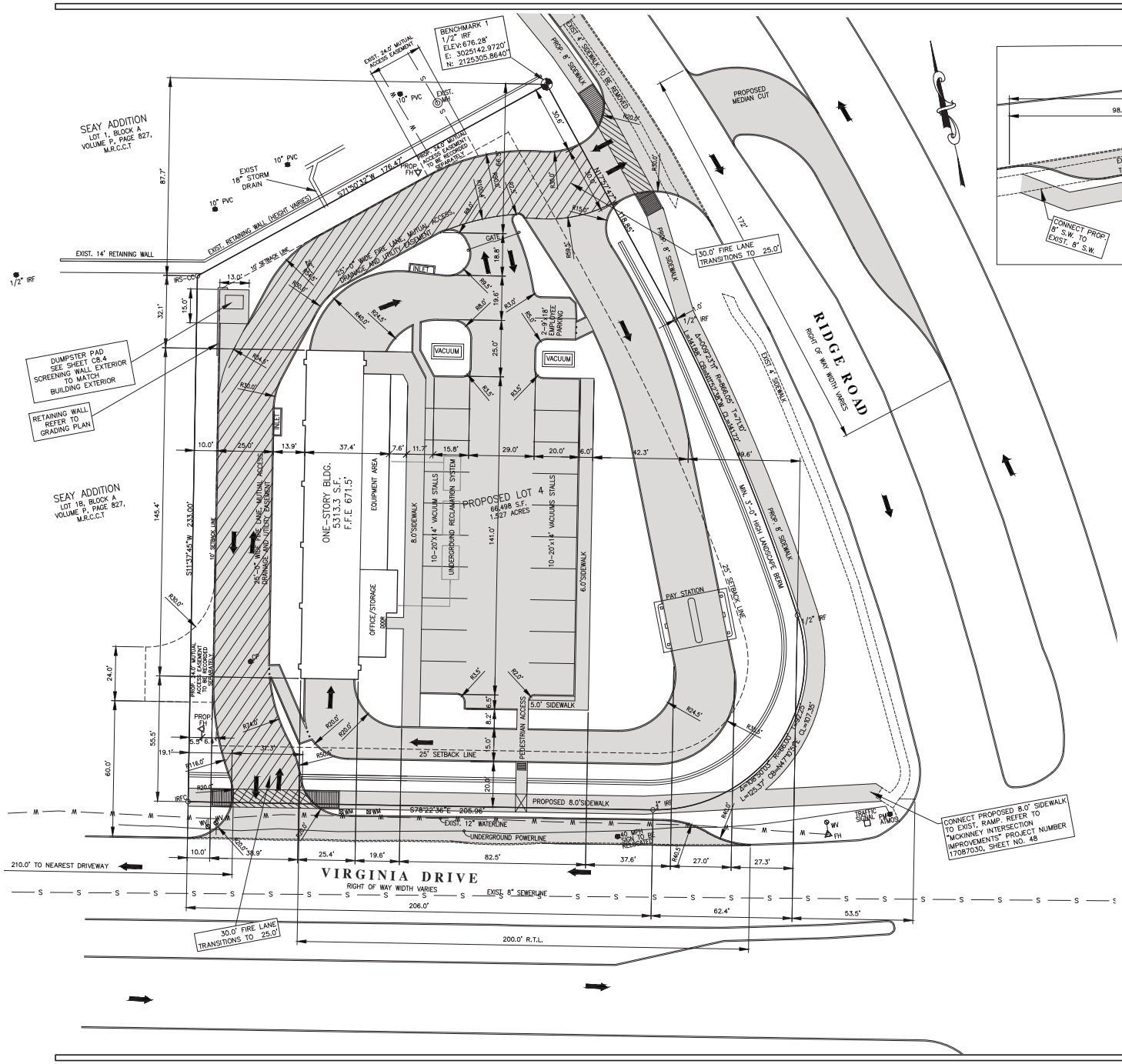
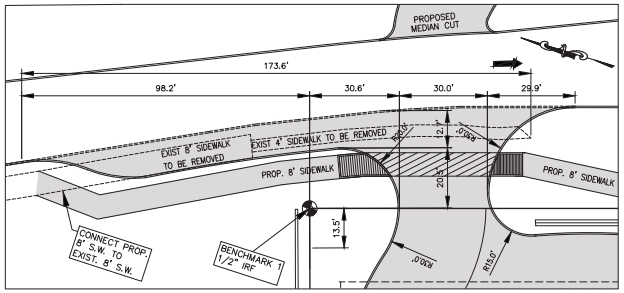
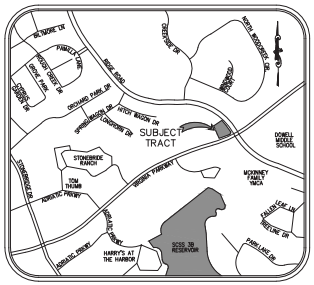




1 NORTH EAST DRIVEWAY R.T.L.
1.0"=20.0'



LEGEND :	
PROPOSED PAVEMENT	
PROPOSED TRAFFIC FLOW ARROWS	
FIRE LANE	
EXIST. SIDEWALK	

SITE DATA TABLE	
EXISTING ZONING	PLANNED DEVELOPMENT
PROPOSED USE	SUBURBAN OFFICE
BUILDING AREA	5313.3 S.F.
BUILDING HEIGHT	22.0'
LOT COVERAGE	40510.8 S.F.
FLOOR AREA RATIO	0.71
IMPERVIOUS AREA	40510.8 S.F.
PARKING REQUIRED	23
PARKING PROVIDED	23

STANDARD 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.

SITE PLAN FOR:
MCKINNEY CAR WASH
1.527 AC. 66,498 S.F.
LOT 1C, BLOCK A,
SEAY ADDITION CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

20 40 60

REVISIONS

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BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
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Engineering
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Planning

SITE PLAN FOR:
MCKINNEY CAR WASH
6130 VIRGINIA PARKWAY
CITY OF MCKINNEY TEXAS 75071

EMMONS CONSTRUCTION
4003 W. STAN SCHLUETER LOOP
KILLEEN, TX 76549
254-290-1748

STATE OF TEXAS
LINA CHIAY
107211
LICENSED PROFESSIONAL ENGINEER
FOR REVIEW ONLY
8/25/19

SCALE: 1"=20'
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DATE: 8/25/19
JOB NO.: 18039
02 OF 22

C2