

VICINITY MAP
N.T.S.

PARCEL AREA DATA	
SITE AREA:	2.06 ACRES (89,920 S.F.)
DEDICATED RIGHT-OF-WAY	325 S.F. / 0.007 ACRES
ZONING:	C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	CAR WASH - FULL SERVICE
BUILDING SIZE AND HEIGHT:	TOTAL S.F. = 5,025 - 1 STORY
CAR WASH AREA:	2,910 S.F.
OFFICE / BREAK ROOM AREA:	395 S.F.
MECHANICAL AREA:	985 S.F.
LOUNGE & DOG WASH AREA:	735 S.F.
LOT COVERAGE:	5.79%
FLOOR AREA RATIO:	0.05:8
PARKING SPACES REQUIRED 1 SPACE PER 250 S.F. FLOOR AREA 7 STACKING SPACES FOR EACH WASH AND VACUUM LANE	20 SPACES
PARKING SPACES PROVIDED:	21 SPACES
VACUUM BAYS	22 BAYS
SETBACKS:	
FRONT:	0'-0"
SIDE / STREET SIDE:	0' SIDE / 20' STREET SIDE
REAR:	0'-0"
IMPERVIOUS AREA:	65,916 S.F. (0.84 AC.) 73.30%
PERVIOUS AREA:	24,004 S.F. (0.55 AC.) 26.70%

SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
(D)	DOMESTIC	2"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	6"	

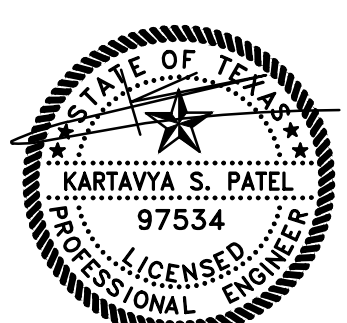
SITE PLAN
CARWASH
5001 COLLIN MCKINNEY PKWY.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS 75070

Planning | Civil Engineering | Construction Management

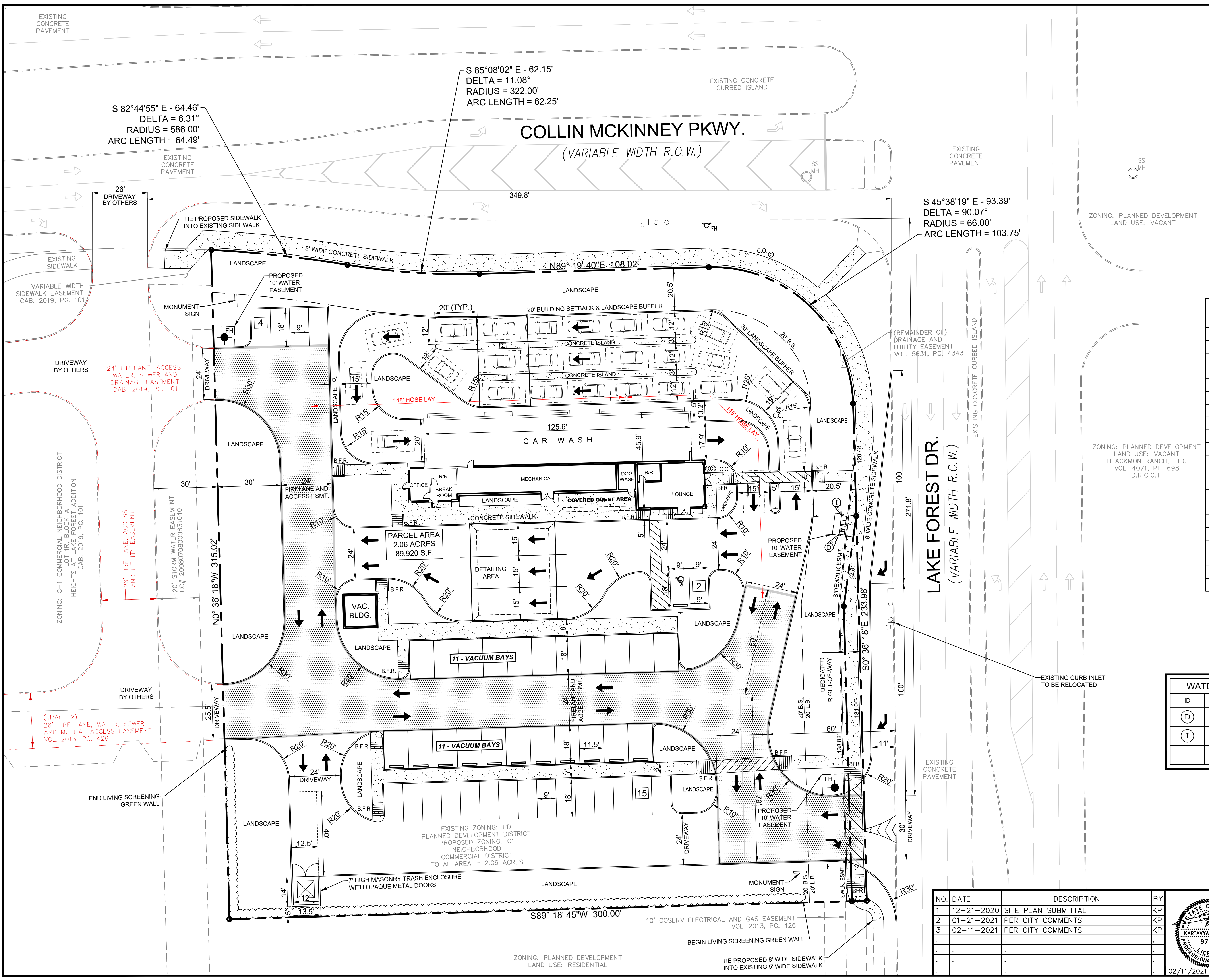
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	10-30-20	SCALE BAR	110-20	SP

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	12-21-2020	SITE PLAN SUBMITTAL	KP
2	01-21-2021	PER CITY COMMENTS	KP
3	02-11-2021	PER CITY COMMENTS	KP
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02/11/2021



COLLIN MCKINNEY PKWY.
(VARIABLE WIDTH R.O.W.)

LAKE FOREST DR.
(VARIABLE WIDTH R.O.W.)

EXISTING ZONING: PD
PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING: C1
NEIGHBORHOOD
COMMERCIAL DISTRICT
TOTAL AREA = 2.06 ACRES

ZONING: PLANNED DEVELOPMENT
LAND USE: RESIDENTIAL

S 82°44'55" E - 64.46'
DELTA = 6.31°
RADIUS = 586.00'
ARC LENGTH = 64.49'

S 85°08'02" E - 62.15'
DELTA = 11.08°
RADIUS = 322.00'
ARC LENGTH = 62.25'

S 45°38'19" E - 93.39°
DELTA = 90.07°
RADIUS = 66.00'
ARC LENGTH = 103.75'

N 89° 19' 40" E - 108.02'

N 0° 36' 18" W - 315.02'

S 0° 36' 18" E - 233.98'

S 89° 18' 45" W - 300.00'

