SITE DATA

ZONING: "PD" - ORD. NO. 1563
INTENDED USE: AUTO SALES AND SERVICE

TOTAL AREA	206,336 SF (±4.737 AC.)
GROSS BUILDING AREA	±9,564 SF
FLOOR AREA RATIO	4.6%
BUILDING HEIGHT	22'
LOT COVERAGE	206,336 SF (±4.737 AC.)
IMPERVIOUS COVER - ON-SITE	±75,693 SF
IMPERVIOUS COVER - OFF-SITE	±2,961 SF
AUTOMOBILE SALES	
INDOOR SALES FLOOR (TOTAL SQ. FT.)	2,370
INDOOR SALES FLOOR PARKING REQUIRED (1/500 SF)	5
INDOOR SALES FLOOR PARKING PROVIDED	5
OUTDOOR DISPLAY (TOTAL SQ. FT.)	40,662
PARKING FOR OUTDOOR DISPLAY REQUIRED (1/1000 SF)	41
PARKING FOR OUTDOOR DISPLAY PROVIDED	41
OFFICE (TOTAL SQ. FT.)	1,320
OFFICE PARKING REQUIRED (1/400 SF)	4
OFFICE PARKING PROVIDED	4
AUTOMOBILE REPAIR AND SERVICE	
SERVICE BAYS PROVIDED	6
SERVICE BAY PARKING REQUIRED (2/SERVICE BAY)	12
SERVICE BAY PARKING PROVIDED	12
OVERNIGHT STORAGE REQUIRED (1/SERVICE BAY)	6
OVERNIGHT STORAGE PROVIDED	6
CAR WASH REQUIRED PARKING (1/BAY)	1
CAR WASH PROVIDED PARKING	3
TOTAL PARKING REQUIRED	68
TOTAL PARKING PROVIDED	99
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2
LOADING SPACE REQUIRED (12' X 35')	1
LOADING SPACE PROVIDED	1
STACKING REQUIRED FOR CAR WASH	3
PROVIDED STACKING FOR CAR WASH	3

STANDARD NOTATIONS:

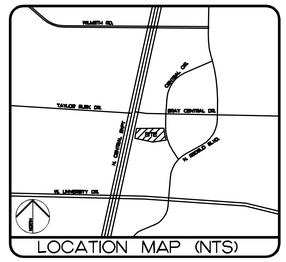
1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE NOTES:

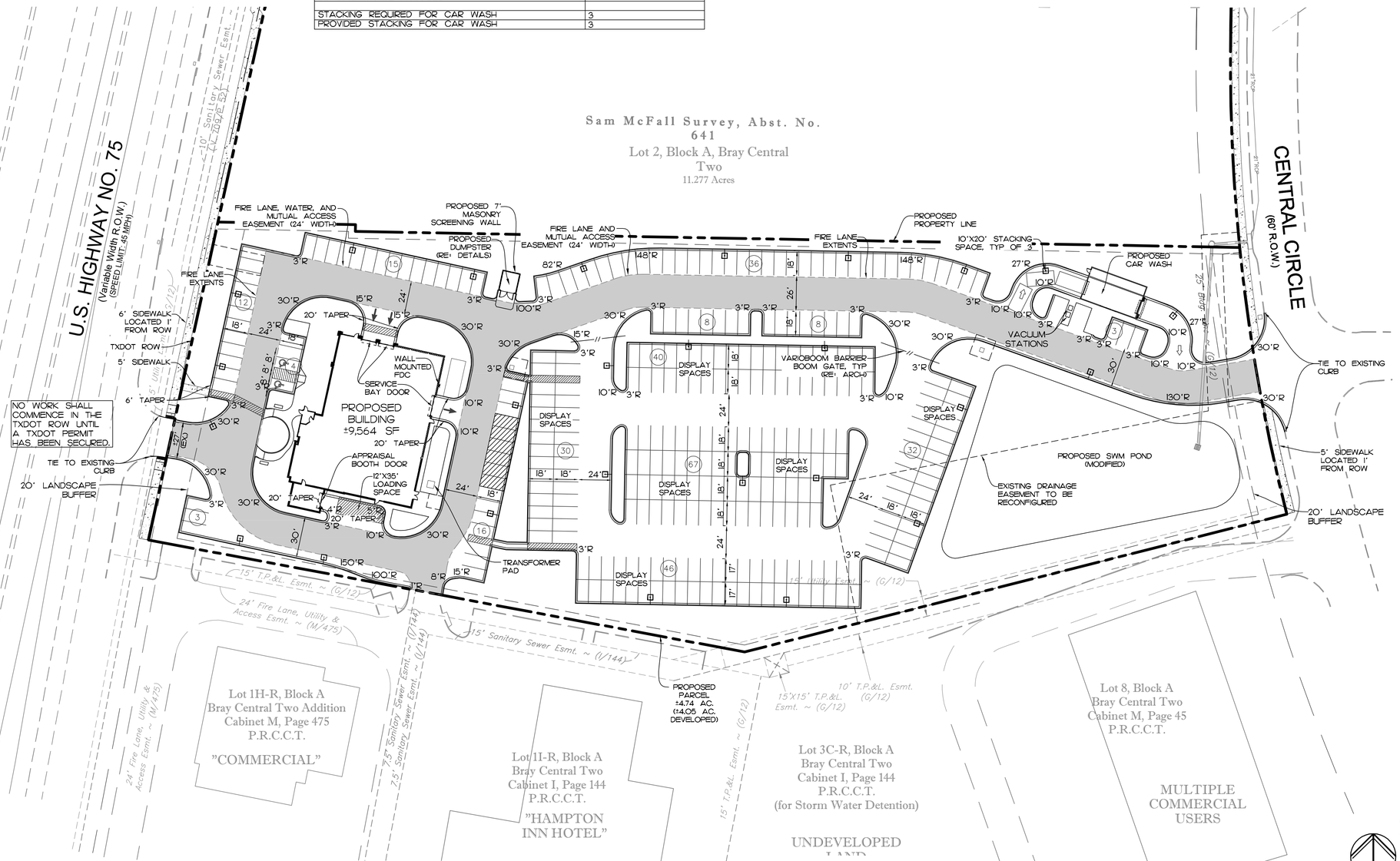
1. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING.
2. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
3. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. HANDICAP STALLS TO THE LEFT OF AN 8 FOOT (MINIMUM) STRIPED AISLE SHALL RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. HANDICAP SYMBOLS ARE TO BE PAINTED ON THE ASPHALT.
4. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE POINTS.
5. STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF TEXAS DEPT. OF TRANSPORTATION AND CITY OF MCKINNEY STANDARDS.
6. ALL PARKING SPACES ARE TO BE 9.0' WIDE AND 90° TYPICAL UNLESS NOTED OTHERWISE.
7. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. REFER TO ARCHITECTURAL PLANS FOR THE SITE LIGHTING ELECTRICAL LAYOUT, INCLUDING ELECTRICAL SERVICE TO THE MONUMENT SIGN.
10. PARKING STALL STRIPING SHALL BE WHITE, 4" WIDTH. HANDICAP STRIPING SHALL BE WHITE OR PER LOCAL CODE.

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- (7) PARKING SPACE (ROW)
- AREA LIGHT
- OVERNIGHT PARKING STALLS



LOCATION MAP (NTS)



SITE PLAN
40 20 0 40 80

RECEIVED
By Planning Department at 2:45 pm, Mar 04, 2016

DATE	REVISION DESCRIPTION

FREELAND and KAUFFMAN, INC.
Engineers ▪ Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8915
TEXAS REGISTERED ENGINEERING FIRM F-8691

PROPOSED ECHOPARK
MCKINNEY, TEXAS

SONIC DEVELOPMENT, LLC
4401 COLWICK ROAD
CHARLOTTE, NORTH CAROLINA 28211
SEAN STICHTER
704-566-6753

EchoPark AUTOMOTIVE

DRAWN BY	WDE
CHECKED BY	CAG
DATE	03-04-16
SCALE	1"=40'
SHEET	1