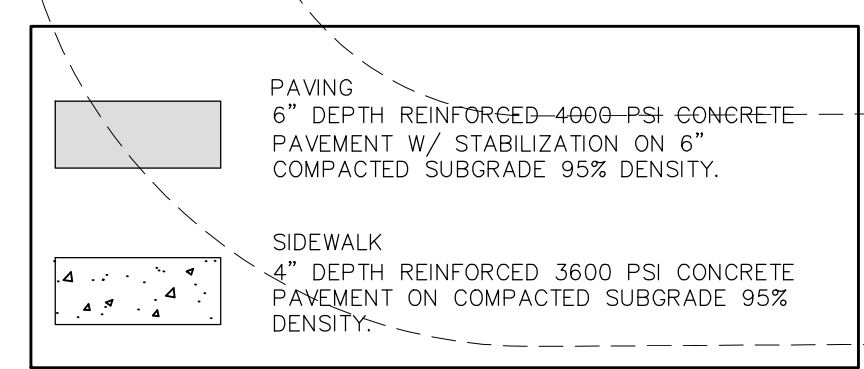


PAVING LEGEND



SITE INFORMATION - LOT 14

LAND AREA: LOT 14, BLOCK A - 57,804 SF OR 1.327 ACRES
 ZONING: PD PER CITY GIS SITE
 PROPOSED USE: RETAIL
 BUILDING AREA: 11,185 S.F.
 BUILDING HEIGHT: (1 STORY)

FLOOR TO AREA (FAR) = 0.18:1 (11,185 SF/57,804 SF)
 LOT COVERAGE: 18% (11,185 SF / 58,370 SF)
 PARKING REQUIRED: RESTURANT (INCLUDING PATIO)
 5,200 SF 1:150 = 35 SPACES
 PARKING PROVIDED: RETAIL 5,985 SF 1:250 SF = 24 SPACES
 55 REGULAR SPACES AND 4 HANDICAP SPACE
 TOTAL PARKING PROVIDED = 59 SPACES

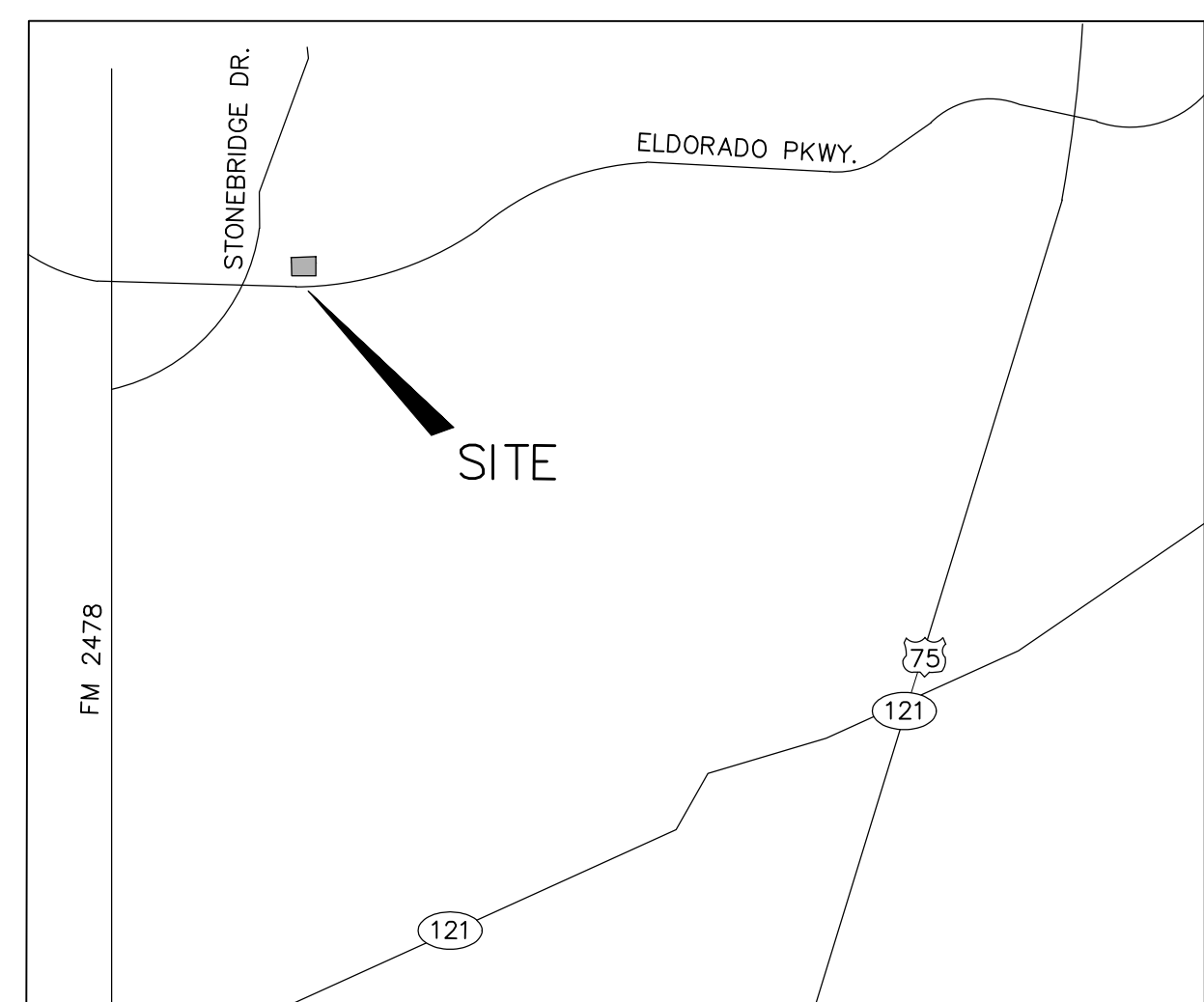
TOTAL LANDSCAPE REQUIRED: 5,214 SF
 TOTAL LANDSCAPE PROVIDED: 9,111 SF

SITE PLAN NOTES:

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 PURPOSES.

THE LIGHTING OF THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

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.



LOCATION MAP
Not To Scale

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SEWER	STATUS
△	DOMESTIC "SIMPLE"	2"	1	6"	PROPOSED
△	IRRIGATION "SIMPLE"	1"	1	N/A	PROPOSED

APPLICANT:
 Mr. Jessie Mann
 HJR Partners, LP
 5148 Village Creek Drive
 Plano, Texas 75093
 Tel. 972-839-8600

RECEIVED
 By Kathy Wright at 9:00 am, Oct 25, 2013

**Specific Use Permit for
 Retail/Resturant
 Stonebridge Parcel 903
 1.327 Acres**

App.	
Revisions	
Date	
No.	

Allen-Correll ENGINEERING
 Firm No. F-14733
 101 Trails End
 Highland Village, Texas 75077
 Tel. No. (972) 977-0492
 Fax No. (972) 966-0181

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction, bidding, or permit purposes.
 Allen-Correll Engineering
 Engineer: MICHAEL S. ALLEN
 P.E. No. 86188 Date: 09/2013

**STONEBRIDGE & ELDORADO PARWAY
 MCKINNEY, TEXAS**

SPECIFIC USE PERMIT EXHIBIT

Scale: 1" = 20'
 Designed by: MSA
 Drawn by: MSA
 Checked by: MSA
 Date: OCTOBER 2013
 Project No.: 002-2

SHEET 1 OF 1