

VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY BOUNDARY LINE
EX - W	EXISTING WATER LINE
EX - OHE	EXISTING OVER HEAD ELECTRIC
EX - SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
---	PROPOSED STORM SEWER
SF	SILT FENCE
---	PROPOSED 6" CURB
---	DRAINAGE AREA BASIN
---	PROPOSED LANDSCAPE EDGE
---	PROPOSED BUILDING SETBACK

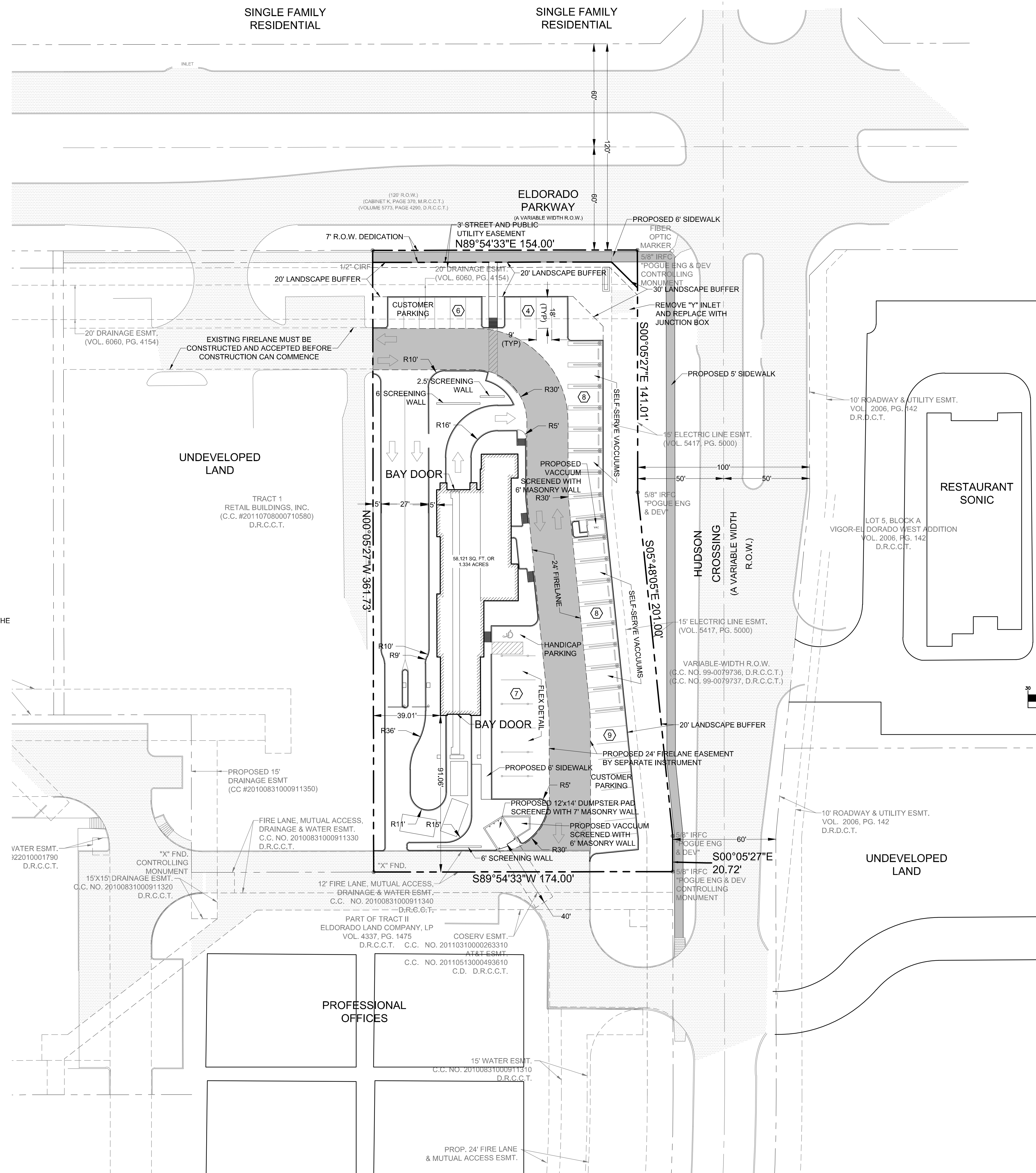
- NOTE:**
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL PROPOSED PAVING IS CONCRETE.
 - REFER TO DIMENSION CONTROL SHEET FOR SITE DIMENSIONS.
 - REFER TO SHEET C-2 FOR MORE DETAILED NOTES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED.
 - ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 - ALL GRADING CALL OUTS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED
 - ALL ROOF DRAINS SHALL BE DIRECTED AWAY FROM THE BUILDING AND RUN UNDER THE SIDEWALK.
 - MAINTAIN A 10' UNOBSTRUCTED PATHWAY AROUND ALL PORTIONS OF THE BUILDING

- ORDINANCE NOTES (SEC. 146-45(3)(a)(18)):**
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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 RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCE.

ENGINEER:
MA ENGINEERING AND CONSTRUCTION
99 REGENCY PARKWAY
SUITE #111
MANSFIELD, TEXAS 76063
PHONE (817) 563-6900
FAX (817) 796-1042
EMAIL EDWARD@MAENGINEERING.NET

SURVEYOR:
BLUE STAR LAND SURVEYING
1013 CEDAR BREAK CT.
CLEBURNE, TEXAS 76033
PHONE (817) 774-6824
FAX (817) 665-9223
EMAIL BLUESTARSURVEYING@ATT.NET

OWNER:
WILLIAMSBURG ASSET HOLDING
2633 MCKINNEY AVE
SUITE 130-338
DALLAS, TX 75204



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

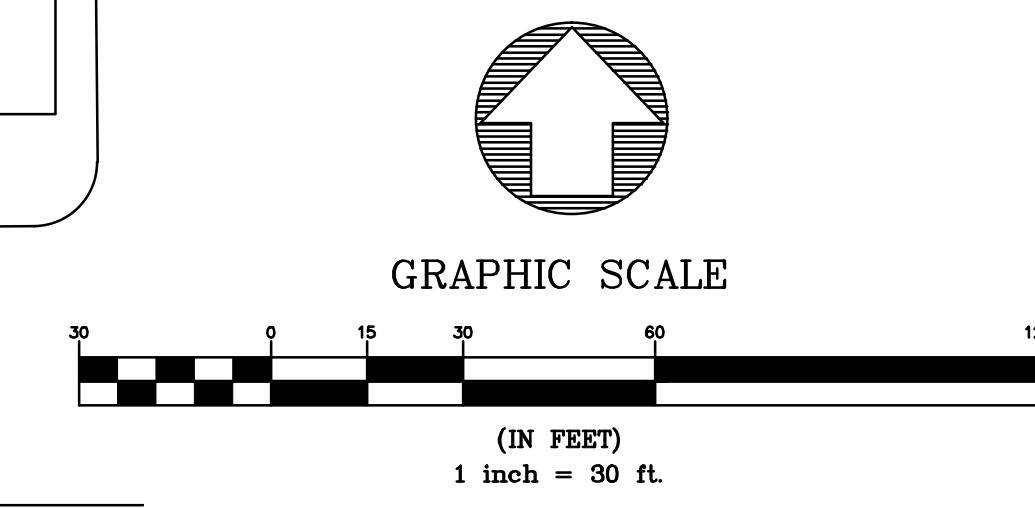


PARKING SPACE CALCULATION

RATIO	NO.	SPACES REQUIRED
1 SPACE/VACCUUM	23	23
1 SPACE/250 SF	1657	7
TOTAL	REQUIRED	30
	PROVIDED	42

SITE DATA

ACREAGE (GROSS)	1.334 ACRES (58,121 SF)
ZONING	"C1" - NEIGHBORHOOD COMMERCIAL DISTRICT
PROPOSED USE	CAR WASH
PARKING	30 SPACES
REQUIRED	43 SPACES
PROVIDED	1 SPACE
H.C. PROVIDED	
LOT COVERAGE	9.9%
FAR	10.1:1
BUILDING HEIGHT	30'
BUILDING FLOOR AREA	5,760 SF
TOTAL BUILDING AREA	5,760 SF



**SITE PLAN AND
SPECIFIC USE PERMIT EXHIBIT**

TRACT 1 - 1.33 ACRES
McKINNEY CARWASH
1.33 ACRES OUT OF THE GEORGE HERNDON SURVEY,
ABSTRACT NUMBER 390,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED ON 01/03/16