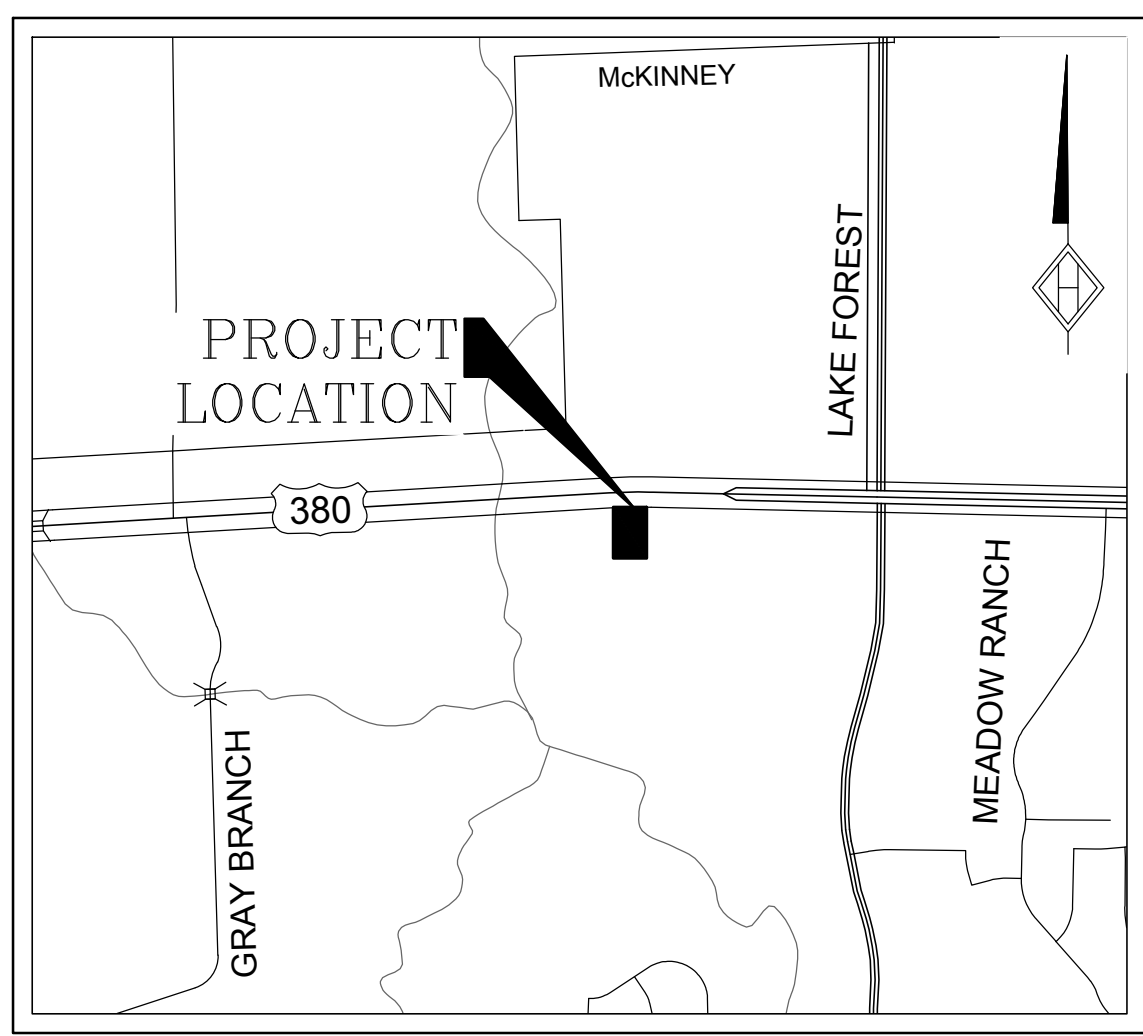
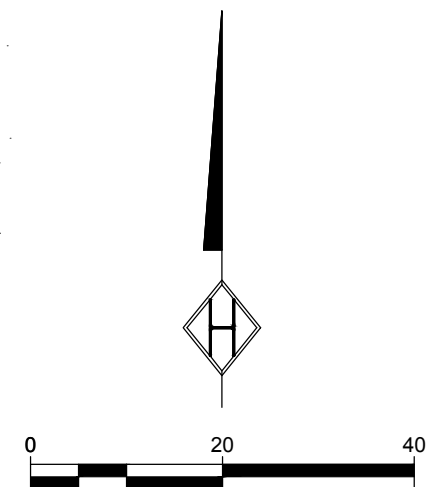
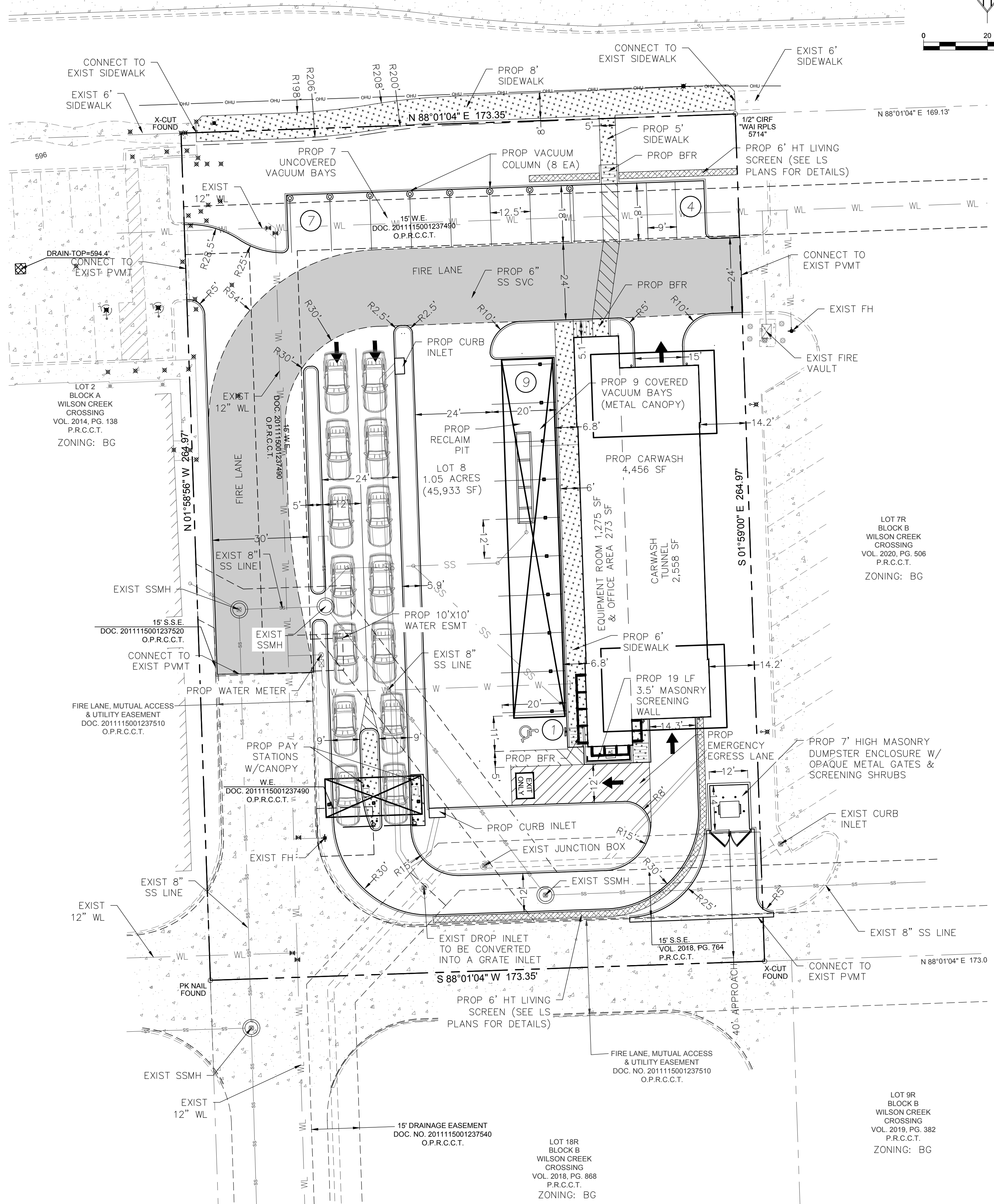


**U.S. HIGHWAY 380  
(W. UNIVERSITY DRIVE)  
VARIABLE WIDTH RIGHT-OF-WAY**



Vicinity Map 1"=1000'

**SITE INFORMATION**

LOT AREA: 45,912 SF (1.05 AC)  
 EXISTING ZONING: GENERAL BUSINESS (BG)  
 PROPOSED LAND USE: EXPRESS CARWASH  
 PROPOSED BUILDING AREA: 4,456 SF  
 OFFICE AREA: 273 SF  
 EQUIPMENT AREA: 1,625 SF  
 TUNNEL AREA: 2,558 SF  
 PROPOSED BUILDING HEIGHT: 32'-6 1/2" (32.54')  
 PROPOSED FLOOR AREA RATIO: 0.097  
 IMPERVIOUS AREA: 36,961 SF (80%)  
 PERVIOUS AREA: 8,972 SF (20%)  
 COVERED VACUUM SPACES PROVIDED: 9 SPACES  
 UNCOVERED VACUUM SPACES PROVIDED: 7 SPACES  
 STACKING REQUIRED:  
 2 LANES @ 7 SPACES / LANE = 14 SPACES  
 STACKING PROVIDED: 14 SPACES  
 PARKING REQUIRED:  
 273 SF OFFICE @ 1 SPACE / 250 SF = 2 SPACES  
 TOTAL PARKING PROVIDED: 5 SPACES  
 HANDICAP PARKING REQUIRED: 1 SPACE  
 HANDICAP PARKING PROVIDED: 1 SPACE

**LEGEND**

I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
///	ASPHALT
⊙	TELEPHONE MANHOLE
⊙	POWER POLE
⊙	LIGHT POLE
⊙	WATER VALVE
⊙ SSMH	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙ WM	WATER METER

**STANDARD NOTATIONS**

"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."

"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 RESIDENTAL PROPERTIES."

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

**DEVELOPER  
CROSS DEVELOPMENT  
4336 MARSH RIDGE RD  
CARROLLTON, TEXAS 75010  
CONTACT: HEATHER RIMMER  
PHONE: 214-614-8252**

**OWNER  
UCD/NA (LAKE FOREST), LP  
7001 PRESTON ROAD, SUITE 500  
DALLAS, TEXAS 75205  
CONTACT: TERRY PIPER  
PHONE: 214-224-4600**

**ENGINEER  
HOMEYER ENGINEERING, INC  
P.O. BOX 294527  
LEWISVILLE, TEXAS 75029  
CONTACT: STEVEN R. HOMEYER, PE  
PHONE: 972-906-9985**

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 01/07/2022

**HOMEYER ENGINEERING, INC.**  
 T.B.P.E. FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 • PHONE • 972-906-9987 • FAX  
 WWW.HEI.US.COM

**CLEAR WATER CARWASH - LAKE FOREST  
LOT 8, BLOCK B  
WILSON CREEK CROSSING  
1.05 ACRES  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS**

**SITE PLAN**

DRAWN: JAA  
 DATE: 08/17/2021  
 HEI #: 21-0506  
**SHEET NO:**  
 C2