

SITE INFORMATION - LOT 13

LAND AREA: LOT 13, BLOCK A - 32,103 SF OR 0.737 ACRES
 ZONING: PD 2003-02-015
 PROPOSED USE: RETAIL
 BUILDING AREA: 4,353 S.F.
 BUILDING HEIGHT: (1 STORY)

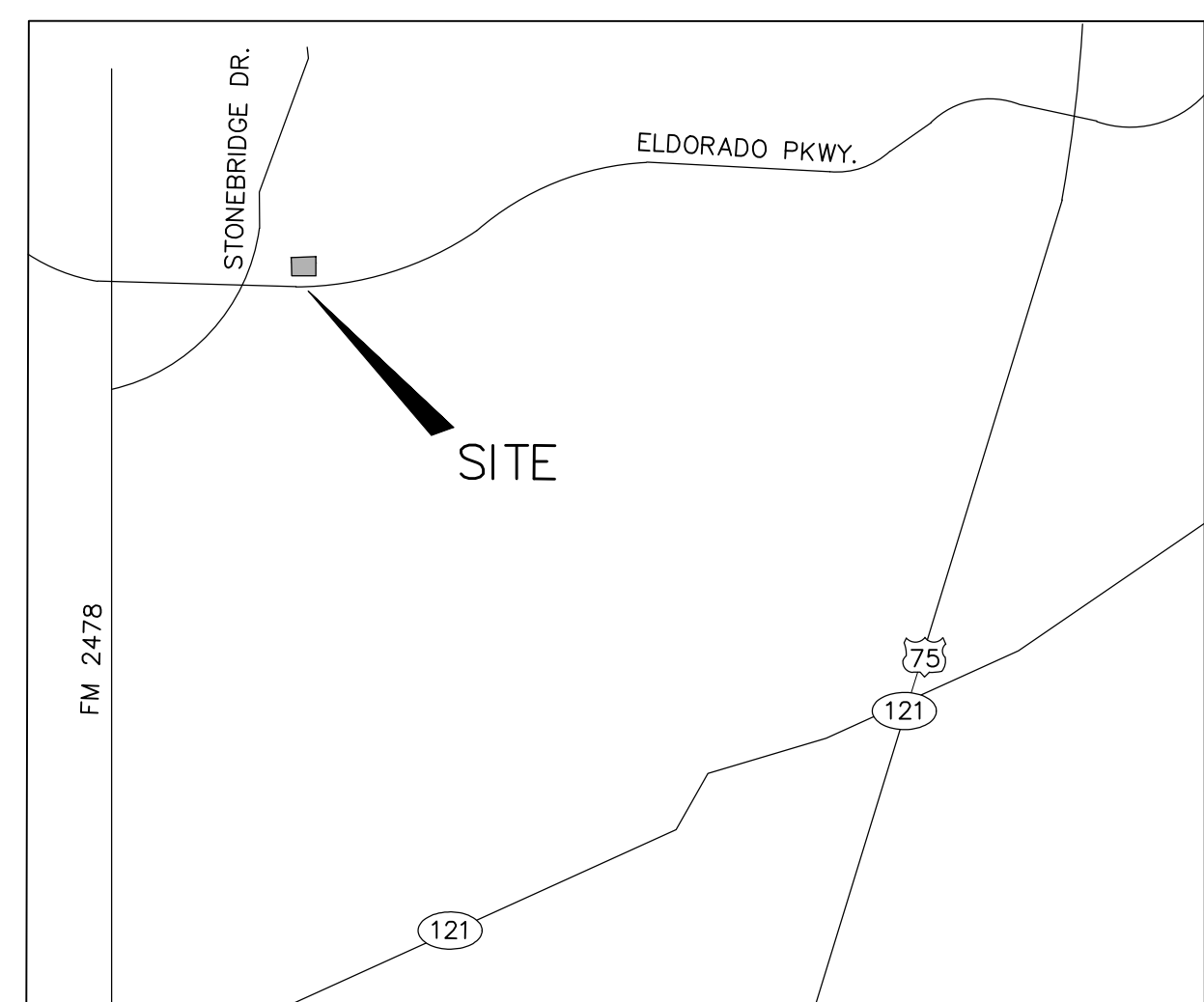
FLOOR TO AREA (FAR) = 0.13 (4,353 SF/32,103 SF)
 LOT COVERAGE: 13% (4,353 SF / 32,103 SF)

PARKING REQUIRED: RESTAURANT
 PARKING REQUIRED: RESTAURANT 3,900 SF 1:150 SF = 26 SPACES

PARKING REQUIRED: RETAIL
 PARKING REQUIRED: RETAIL 453 SF 1:250 SF = 2 SPACES

PARKING PROVIDED: 26 REGULAR SPACES AND 2 HANDICAP SPACE
 TOTAL PARKING PROVIDED = 28 SPACES

TOTAL LANDSCAPE REQUIRED: 3,210 SF
 TOTAL LANDSCAPE PROVIDED: 5,439 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.

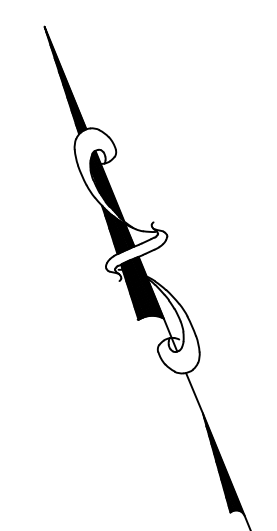
WATER METER SCHEDULE

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

APPLICANT:
 Mr. Michael Allen, P.E.
 Allen-Correll Engineering
 101 Trails End
 Highland Village, Texas 75077
 Tel. 972-977-0492

OWNER:
 Mr. Tony Scalise
 Dorado Crossing
 1412 Main, Suite 2100
 Dallas, Texas 75202
 Tel. 214-236-6362

Specific Use Permit for
 Retail/Resturant with Drive-Thru
 Stonebridge Parcel 903
 Lot 13/ Blk A - 0.737 Acres



No.	Date	Revisions	App.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction, bidding, or permit purposes.
 Allen-Correll Engineering
 Engineer: MICHAEL S. ALLEN
 P.E. No. 86188, page 11/2013

DORADO CROSSING
STONEBRIDGE & ELDORADO PARKWAY
MCKINNEY, TEXAS

SPECIFIC USE PERMIT EXHIBIT

Scale: 1" = 20'

Designed by:	MSA
Drawn by:	MSA
Checked by:	MSA
Date:	APRIL 2014
Project No.:	002-2

Allen-Correll ENGINEERING
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