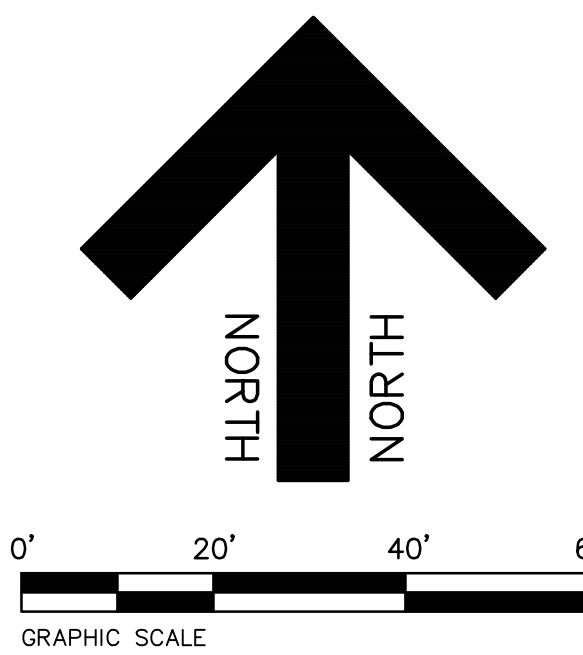


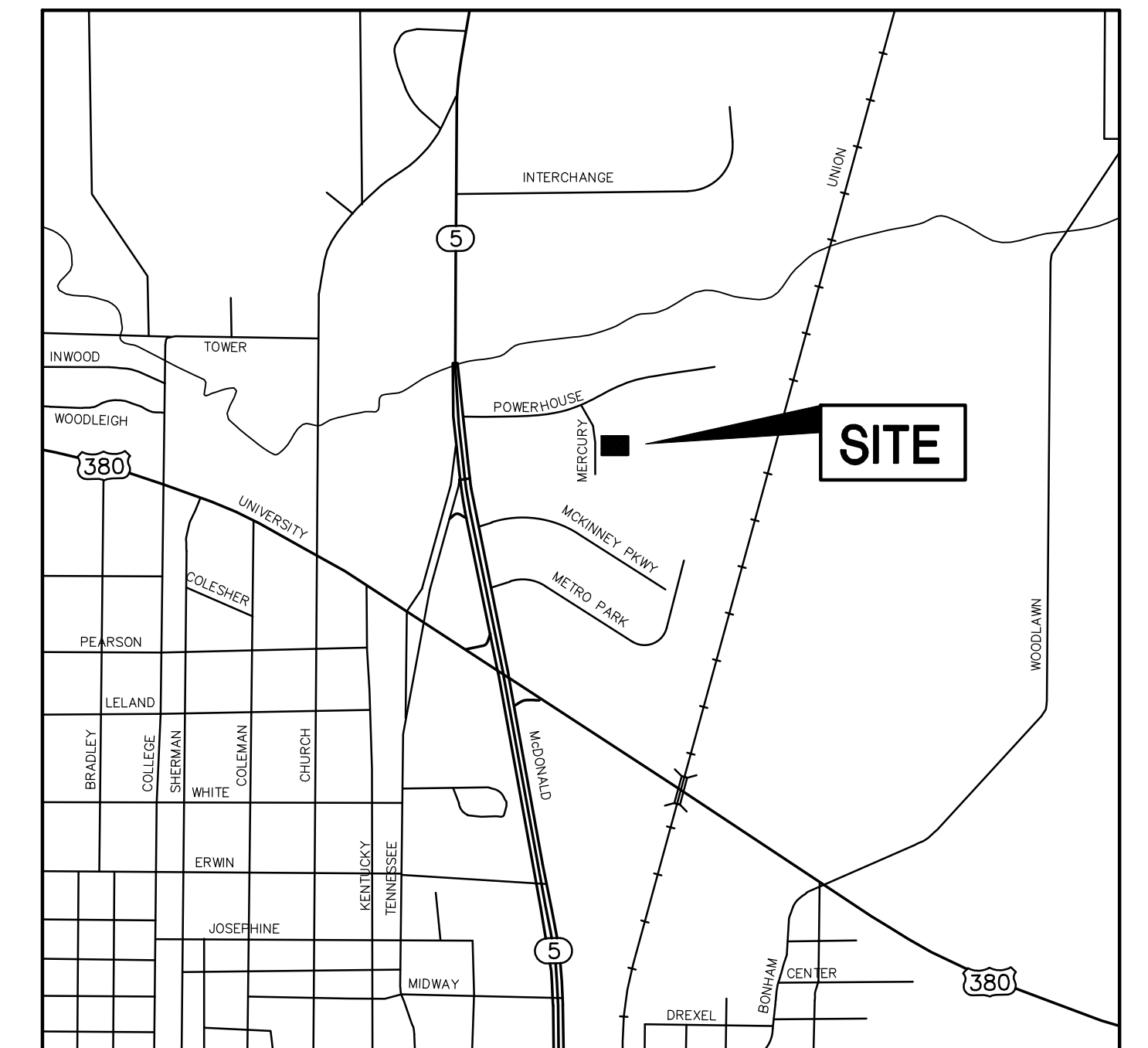
POWER HOUSE STREET
(60 FOOT WIDE RIGHT-OF-WAY)

LOT 7B, BLOCK A
POWER HOUSE BUSINESS PARK
VOL. 2004, PG. 40785
P.R.C.C.T.
ZONED: ML

EXISTING ASPHALT DRIVE
(24' FIRE LANE)



LOT 8, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M, PG. 76
P.R.C.C.T.
ZONED: ML



LOCATION MAP
SCALE: 1" = 1000'

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD3.4 FOR DETAILS OF MARKINGS, SIGNS, ETC.

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
4. THERE WILL BE NO OUTSIDE STORAGE. OVERNIGHT STORAGE OF VEHICLES WILL BE INSIDE THE SHOP BUILDING.

STANDARD NOTATIONS:

1. 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.
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 RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

MERCURY CIRCLE
(60 FOOT WIDE RIGHT-OF-WAY)

PROPOSED 4" CONCRETE WALK WITH BARRIER FREE RAMPS AT DRIVE APPROACH PER CITY STANDARDS

D=16°31'31"
R=160.00'
L=4615'
C=45.99'
CB=N08°15'50"W

EXISTING FIRE HYDRANT

LOT 3, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M, PG. 76
P.R.C.C.T.
ZONED: ML

EXISTING FIRE HYDRANT

LOT 4, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M, PG. 76
P.R.C.C.T.
ZONED: ML

POINT OF BEGINNING
N=7130467.376'
E=2546434.213'

EXISTING FIRE HYDRANT

LOT 7A-R-1, BLOCK A
POWER HOUSE BUSINESS PARK
INST. NO. 20060222010000720
O.P.R.C.C.T.
ZONED: ML

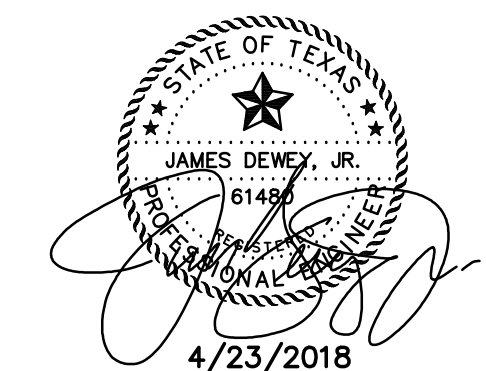
EXISTING CONCRETE DRIVE
(24' FIRE LANE)

LOT 1, BLOCK A
KENNETH O LESTER ADDITION
CAB. L, PG. 583
P.R.C.C.T.
ZONED: ML

EXISTING CONCRETE DRIVE
(24' FIRE LANE)

SITE DATA	
SITE AREA	43,550 S.F. (1.000 AC.)
ZONING	ML
PROPOSED USE	CUSTOM CAR MODIFICATION SHOP
PROPOSED BUILDING AREA (FOOTPRINT)	944 S.F. OFFICE, 5,931 S.F. SHOP 6,875 S.F. TOTAL
PROPOSED BUILDING AREA (DRIP LINE)	944 S.F. OFFICE 5,999 S.F. SHOP
FLOOR AREA RATIO	1:0.1579
LOT COVERAGE	16%
BUILDING HEIGHT	22'-6" (TOP OF PARAPET)
PARKING REQUIRED	
OFFICE: 1/400	3 SPACES
AUTO REPAIR: 2/BAY	3 BAYS X 2 = 6 SPACES
OVERNIGHT STORAGE: 1/BAY	3 BAYS X 1 = 3 SPACES
TOTAL REQUIRED	12 SPACES
PARKING PROVIDED	
OUTSIDE	13 REGULAR SPACES (INCLUDING 1 H.C.)
OVERNIGHT INSIDE STORAGE	3 SPACES
IMPERVIOUS AREA	19,100 S.F. (43.9%)

REVISIONS:	
2/19/18	PER CITY REVIEW
3/13/18	PER CITY REVIEW
4/9/18	PER CITY REVIEW
4/23/18	PER CITY REVIEW



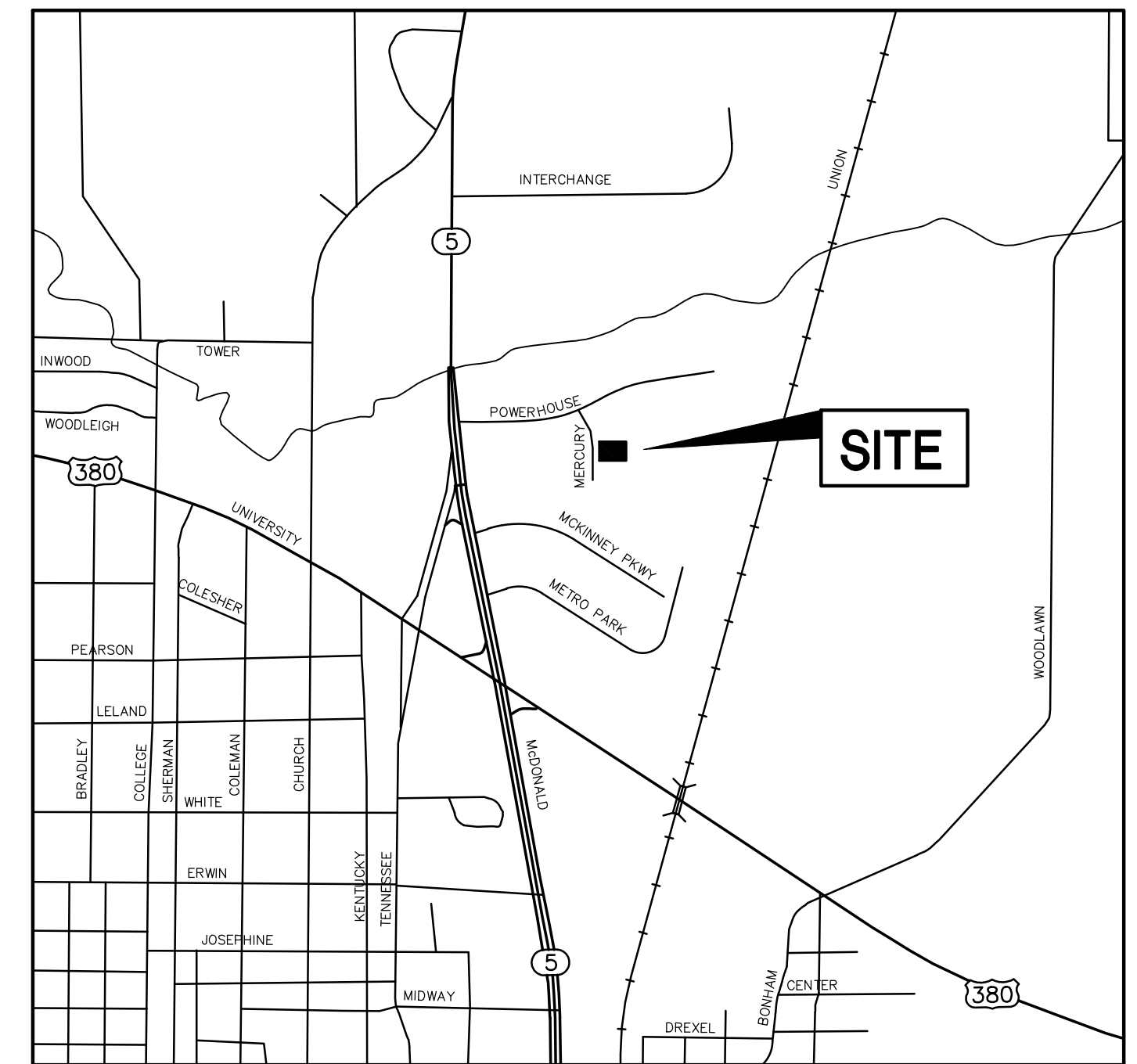
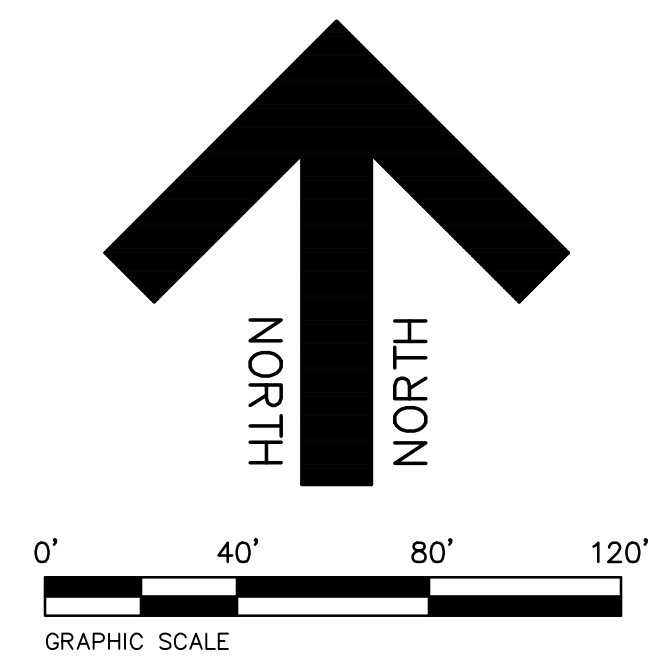
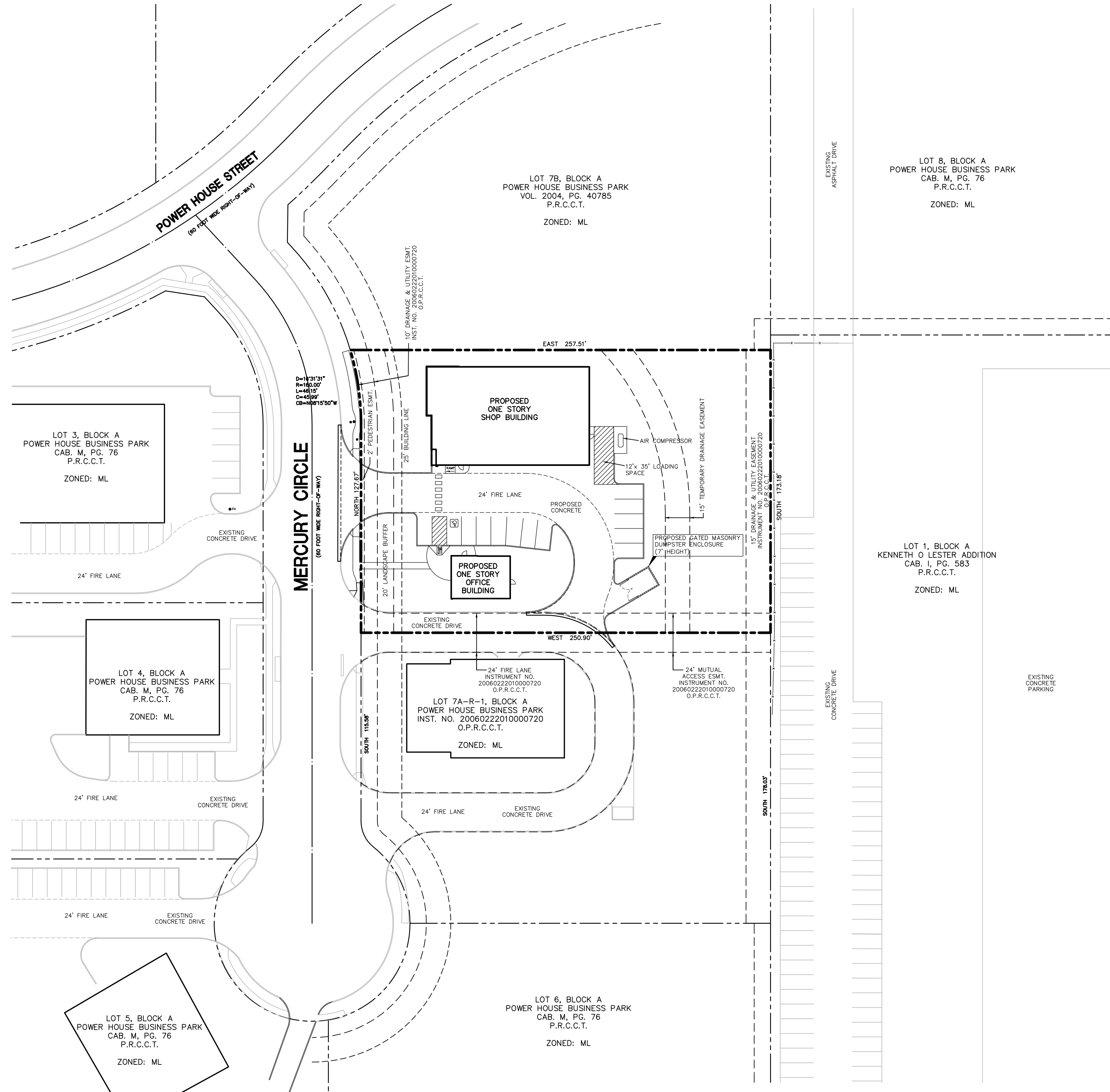
OWNER:
FULL THROTTLE LAND CO, LLC
192 INDUSTRIAL BLVD. #108
MCKINNEY, TEXAS, 75069
(214)585-1692
CONTACT: ROB WECHSLER

SHEET TITLE:
SITE PLAN
1508 MERCURY CIRCLE
LOT 7AR3, BLOCK A
POWER HOUSE BUSINESS PARK
MCKINNEY, TEXAS

PREPARED BY (APPLICANT):
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8627

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-6357 Fax 972-252-8958

DATE: JAN. 11, 2018	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	C4A OF 11



LOCATION MAP
SCALE: 1" = 1000'

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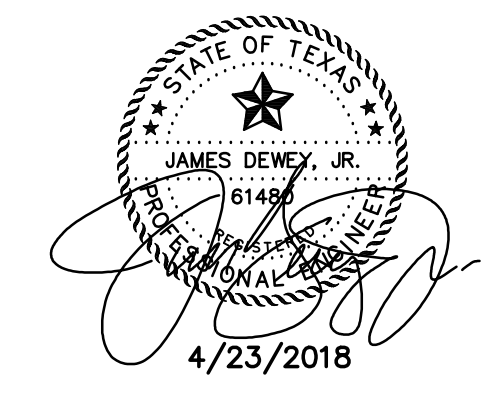
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REFER TO SHEET C4A FOR DETAILED SITE DIMENSIONS AND INFORMATION.



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PREPARED BY (APPLICANT):
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DATE: JAN. 11, 2018	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	C4B OF 11