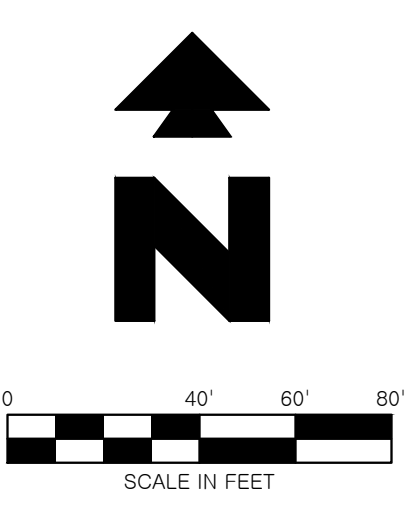


**Vicinity Map**  
Not to Scale



**SITE BENCHMARK**

BENCHMARK 1	GRID NORTHING 7130559.90
	GRID EASTING 225134.40
	ELEVATION 893.85
	1" CUT ON TOP OF CONCRETE INLET AT WEST SIDE OF LAKE FOREST
BENCHMARK 2	GRID NORTHING 7138604.29
	GRID EASTING 225655.70
	ELEVATION 867.42
	1" CUT ON TOP OF CONCRETE DROP INLET AT THE SOUTHWEST PORTION OF THE 2.618 ACRE TRACT

**LEGEND**

EXISTING	
—	EAST OR ELECTRIC
—	NORTH OVERHEAD
—	SOUTH OR SEWER TELEPHONE
—	UNDERGROUND WEST OR WATER
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
X" G	GAS
OHE	OVERHEAD ELECTRIC
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X"SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X"W	WATER
.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE

**PROPOSED**

---	PROPERTY LINE/RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
○	CURB INLET
●	BUILDING CONTROL POINT
○	PROPOSED PARKING SPACES
●	PROPOSED LIGHTING UNIT (PER PHOTOMETRIC PLAN)
---	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADI SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
  - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09B.
  - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
  - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

- CITY OF MCKINNEY STANDARD SITE PLAN NOTE**
- 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 ORDINANCES

SITE INFORMATION	
PROPOSED USE	CONVENIENCE STORE - GAS STATION
ZONING DISTRICT	PD PLANNED DEVELOPMENT DISTRICT NO. 2003-06-060
LOT AREA (SF/ ACRES)	52,454 SF (1.20 ACRE)
PROPOSED BUILDING (SF)	3,062 SF
BUILDING HEIGHT	21'-2"
LOT COVERAGE (%)	59.95%
FLOOR AREA RATIO	1:0.1282 (12.81%)
SITE IMPERVIOUS AREA (SF)	30,598 SQ. FT (58.33%)
CONVENIENCE STORE (1-250 SF)	13 SPACES
GAS PUMPS (1:4 PUMPS) 12 PROVIDED	3 SPACES REQUIRED
PARKING REQUIRED	16 SPACES
PARKING PROVIDED	16 SPACES (INCL. 1 HC SPACE)

PROPERTY OWNER:	MCKONUNDRUM, LP 2600 ELDORADO PARKWAY, SUITE 115 MCKINNEY, TX 75070
APPLICANT/DEVELOPER:	CEI ENGINEERING ASSOCIATES 3030 LBJ FREEWAY SUITE 100 DALLAS, TX, 75234 CONTACT: MARIA PENNA
SURVEYOR:	YAZEL PEEBLES & ASSOCIATES LLC 1901 CENTRAL DRIVE BEDFORD, TEXAS 76021 EMAIL: INFO@YPASSOCIATES.COM PHONE: 682-233-2030
ENGINEER & LANDSCAPE ARCHITECT:	CEI ENGINEERING ASSOCIATES, INC. 3030 LBJ FREEWAY SUITE 100 (972) 488-3737 (PHONE) (972) 488-6732 (FAX) CONTACT: MARIA PENNA

**RECEIVED**  
By Planning Department at 2:01 pm, Oct 24, 2016

29629	10/24/16	ADS	MP	TKM	TKM
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972) 488-3737 FAX (972) 488-6732		
<b>7 - ELEVEN</b>					
SWC OF WILMETH ROAD & LAKE FOREST DRIVE MCKINNEY, TEXAS					
<b>SPECIFIC USE PERMIT</b>				REV DATE 10/24/16 REV-3	SHEET NO. C1

F-7524

JOB # 29629 DPAWING: 29629 SP.dwg LAST SAVED BY: TMHADWIN LOCATION: F:\29000\29629\0\Drawings\Design\Per-A\29629\_SP.dwg