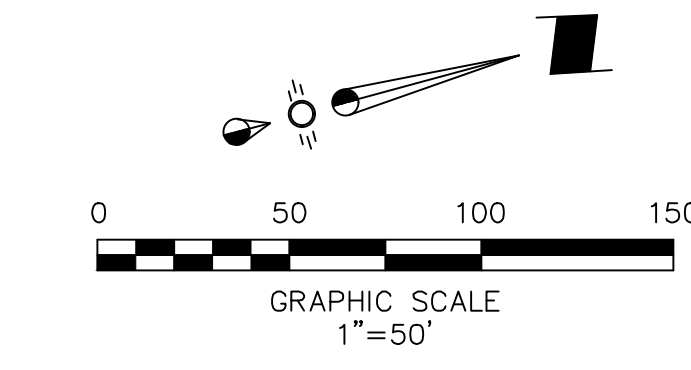
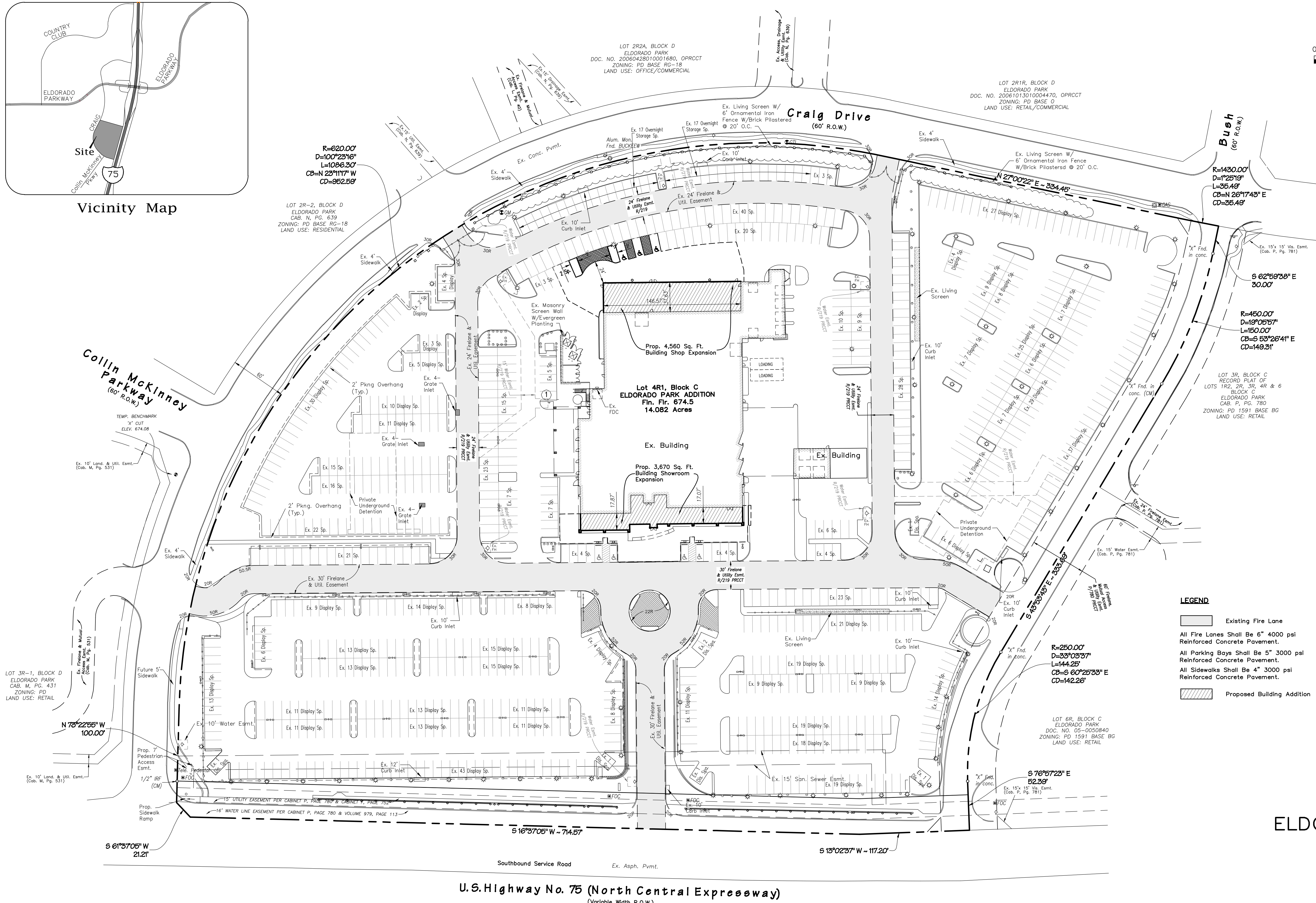


Vicinity Map



Drawing: C:\2018\020516-150 Topsoil of McKinney Shop Expansion\150 Site Plan.dwg, Saved By: Theresa, Save Time: 10/20/17 10:09:04 AM
 Plotted by: thairam Plot Date: 10/20/17 1:58 PM



- GENERAL NOTES**
- All materials and construction shall conform to City of McKinney Standards and Specifications.
 - Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth. Contractor shall provide a trench safety plan.
 - The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
 - It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
 - All dimensions are to the back of curb or edge of building.
 - See Architectural Plans for exact building and related sidewalk dimensions.
 - All parking spaces are 9'x18' unless noted otherwise.
 - All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation Report.
 - Contractor shall install handicap signage adjacent to back of curb at all handicap parking spaces.
 - Fire lanes shall be striped in accordance with the City of McKinney Standards.
 - Contractor shall install traffic control for any work within city R.O.W. traffic control shall conform to part 'VI' of the 'Texas Manual on Uniform Traffic Control Devices'.

- CITY SITE PLAN NOTES**
- The proposed lighting for the subject property will be in conformance to the requirements of Chapter 58 of the City of McKinney Code and Ordinances and the requirements of the governing PD Ordinance No. 2006-02-015.
 - 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.
 - 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.

SYNOPSIS		Lot 4R1	
Zoning	PD-1589 BASE BG	Use	Car Dealer
Lot Area	14,082 Ac. (613,412 S.F.)	Ex. Building Area	58,557 Sq. Ft.
Prop. Building Expansion	8,230 Sq. Ft.	Total Building Area	66,787 Sq. Ft.
Building Height	2-Story, 36' Max.	Lot Coverage	10.8% Of Site
Parking Required:	15,706 S.F. Office @ 1/400 = 40 Spa	Total Non-Display Parking Required	192 Spaces
(Non-Display)	34 Stalls of Service @ 2/200 = 68 Spa	Parking Display Required:	111,600 S.F. Display @ 1/1000 = 112 Spa
	24,888 S.F. Sales @ 1/500 = 50 Spa	Total Parking Required	304 Spaces
	Overnight Storage @ 1/200 = 34 Spa	Total Display Parking Provided	620 Spaces
		Total Non-Display Parking Provided	328 Spaces
		Total Parking Provided	948 Spaces (incl. HC & 34 Overnight)
		Handicap Parking Provided	7 Spaces

I.D.	Type	Size	No.	Sewer	Remarks
1	Domestic	2"	1	6"	Existing

Notes:

- No floodplain exists on the site.
- Site Plan is for informational purposes only. It is not a construction document.

BENCH MARK:
 "X" Cut on Nose of Median of Eldorado Pkwy on East Side of U.S. Highway 75, 250' East of on Ramp to North Service Road to U.S. Highway 75.
 Elevation: 631.08

TEMP. BENCH MARK:
 "X" Cut Located Approximately 350' North of Southwest Property Corner and Located Approximately 9' Behind Back of Curb.
 Elevation: 674.08

RECEIVED
 By Planning Department at 4:14 pm, Jan 09, 2017

SHEET 1 OF 1
 REVISED SITE PLAN
 OF
ELDORADO PARK ADDITION
 LOT 4R1, BLOCK C
 BEING A REPLAT OF
 ELDORADO PARK ADDITION
 LOT 4R, BLOCK C
 AS RECORDED IN CAB. P, PG. 780
 situated in the
WILLIAM HEMPHILL SURVEY ~ ABSTRACT 449
 MCKINNEY, COLLIN COUNTY, TEXAS

Owner
 LPL Real Estate Holdings
 3350 Central Expressway
 McKinney, Texas 75070
 (214) 544-8696
 Contact: Pat Lobb

Engineer/Surveyor
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, Texas 75075
 Telephone (972) 422-0077
 Contact: Kevin Wier