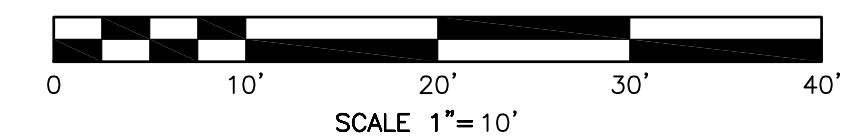
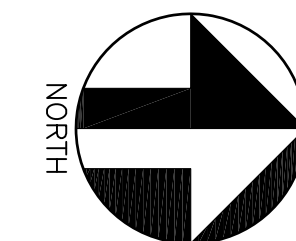


VICINITY MAP
NOT TO SCALE

SYNOPSIS

ADDRESS	1208 S. McDONALD STREET MCKINNEY, TX 75069
ZONING	BG-GENERAL BUSINESS
PROPOSED USE	COMMERCIAL-AUTO SALES
LOT AREA	21,867 SF (0.50 AC)
BUILDING AREA	1,665 SF
BUILDING HEIGHT	19 FT
LOT COVERAGE	7.61%
FLOOR AREA RATIO	0.076:1
IMPERVIOUS AREA	16,328 SF, (74.67%)
PERVIOUS AREA	5,539 SF, (25.33%)
REQUIRED PARKING	OFFICE 1:400 (800/400)=2 INDOOR DISPLAY 1:500 (865/500)=2 OUTDOOR DISPLAY 1:1000 (2592/1000)=3

REQUIRED PARKING TOTAL	7
PROVIDED PARKING TOTAL	7 (INCLUDING 1 HANDICAP SPACE)



LEGEND

LA	LANDSCAPE AREA
PROP	PROPOSED
EX	EXISTING
EC	EDGE OF CONCRETE
	PROP CONCRETE PAVEMENT
	PROP CONCRETE SIDEWALK
	PROP FIRE LANE

OWNER

MCKINNEY COMMERCIAL LLC
1208 S. McDONALD ST.
MCKINNEY, TX 75069
PHONE: (214)718-2522
CONTACT: AMIR ARMAND

SURVEYOR

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
PHONE: (972) 924-8200
TEXAS FIRM NO. 10069500

CIVIL ENGINEER

ICIVIL ENGINEERING
202 REPUBLIC LN
EULESS, TX 76039
PHONE: (972) 523-5493
CONTACT: OM GHARTY CHHETRI

no.	revision	by	date

ICIVIL ENGINEERING
202 REPUBLIC LN
EULESS, TX 76040
PH: (972) 523-5493

TBPE: F-19293

scale
horiz
1"=10'
vert
N/A
date
MAY,2018



Texas Auto Source, LLC

SITE PLAN
North Texas Auto Source
1208 S McDOLAND ST, MCKINNEY, TX 75069

PROJECT NO. JN 1801
sheet 3 of 9