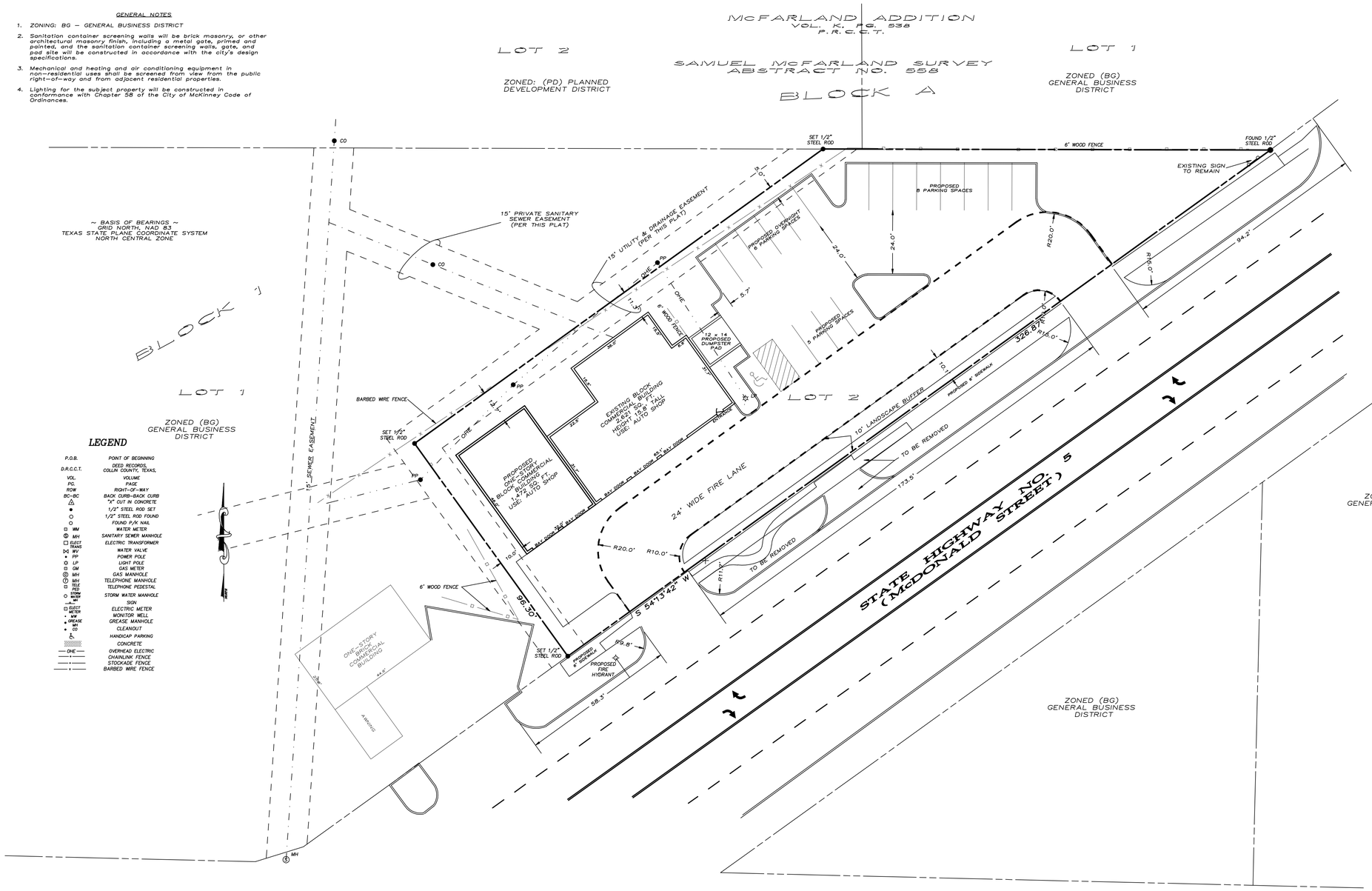
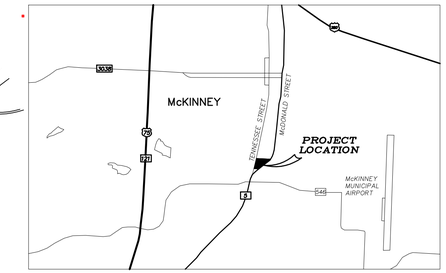
GENERAL NOTES

1. ZONING: BG – GENERAL BUSINESS DISTRICT
2. Sanitation container screening walls will be brick 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.
3. 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.
4. Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.



LEGEND

P.O.B.	POINT OF BEGINNING
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS,
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT-OF-WAY
BC-BC	BACK CURB-BACK CURB
△	"X" CUT IN CONCRETE
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
○	FOUND P/K NAIL
WM	WATER METER
MH	SANITARY SEWER MANHOLE
ELECT TRANS	ELECTRIC TRANSFORMER
WV	WATER VALVE
PP	POWER POLE
LP	LIGHT POLE
GM	GAS METER
MH	GAS MANHOLE
MH TELE	TELEPHONE MANHOLE
TELE PED	TELEPHONE PEDESTAL
STORM WATER MH	STORM WATER MANHOLE
	SIGN
ELECT METER	ELECTRIC METER
MW	MONITOR WELL
GREASE MH	GREASE MANHOLE
CO	CLEANOUT
♿	HANDICAP PARKING
	CONCRETE
OHE	OVERHEAD ELECTRIC
	CHAINLINK FENCE
	STOCKADE FENCE
	BARBED WIRE FENCE



VICINITY MAP
(NOT TO SCALE)

SITE PLAN DATA TABLE

ACREAGE	0.587
NET AREA	22,913
GROSS AREA	25,587
EXISTING ZONING	BG–GENERALBUSINESS
PROPOSED USE	AUTO REPAIR
PROPOSED STRUCTURE	4093 SQ. FT.
MAX. BLDG. HEIGHT	16'
LOT COVERAGE BUILDING AND PAVING AREA / LOT SQ. FT.	68.7%
F.A.R.	16.3%
PARKING REQUIRED	
2 SPACES PER BAY =10	
1 OVERNITE SPACE PER BAY = 5	
1 SPACE PER 400 SQ FT.	
OFFICE SPACE (300' EXISTING) = 1	
TOTAL =16	
PARKING PROVIDED	19 INCLUDING 1 HC
	**TYPICAL SPACE 9'X18'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNERS/DEVELOPERS

ANNA KATHRYN JAMES
3109 CANDIDE LANE
McKINNEY, TX 75070
PHONE# 972-548-9959

LISA MELINDA GREEN
1101 HOMER JOHNSON RD.
GARLAND, TX 75044
PHONE# 972-840-1987

T.J. LANE
802 W. HUNT ST.
McKINNEY, TX 75069
PHONE# 972-542-0897

ALAN McKEMIE LANE
T.J. LANE (TRUSTEE)
802 W. HUNT ST.
McKINNEY, TX 75069
PHONE# 972-542-0897

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903) 465-2151

OWNER/DEVELOPER
ANNA KATHRYN JAMES
LISA MELINDA GREEN
T.J. LANE
ALAN McKEMIE LANE

APPLICANT
ERIC GONZALES
5100 CROSSVINE
McKINNEY, TEXAS 75070
PHONE (214) 578-2322

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SITE PLAN
LOT 2
CAROLYN'S WEST ADDITION
1500 S. McDONALD
McKINNEY, TEXAS 75069

JOB NO. 11120528