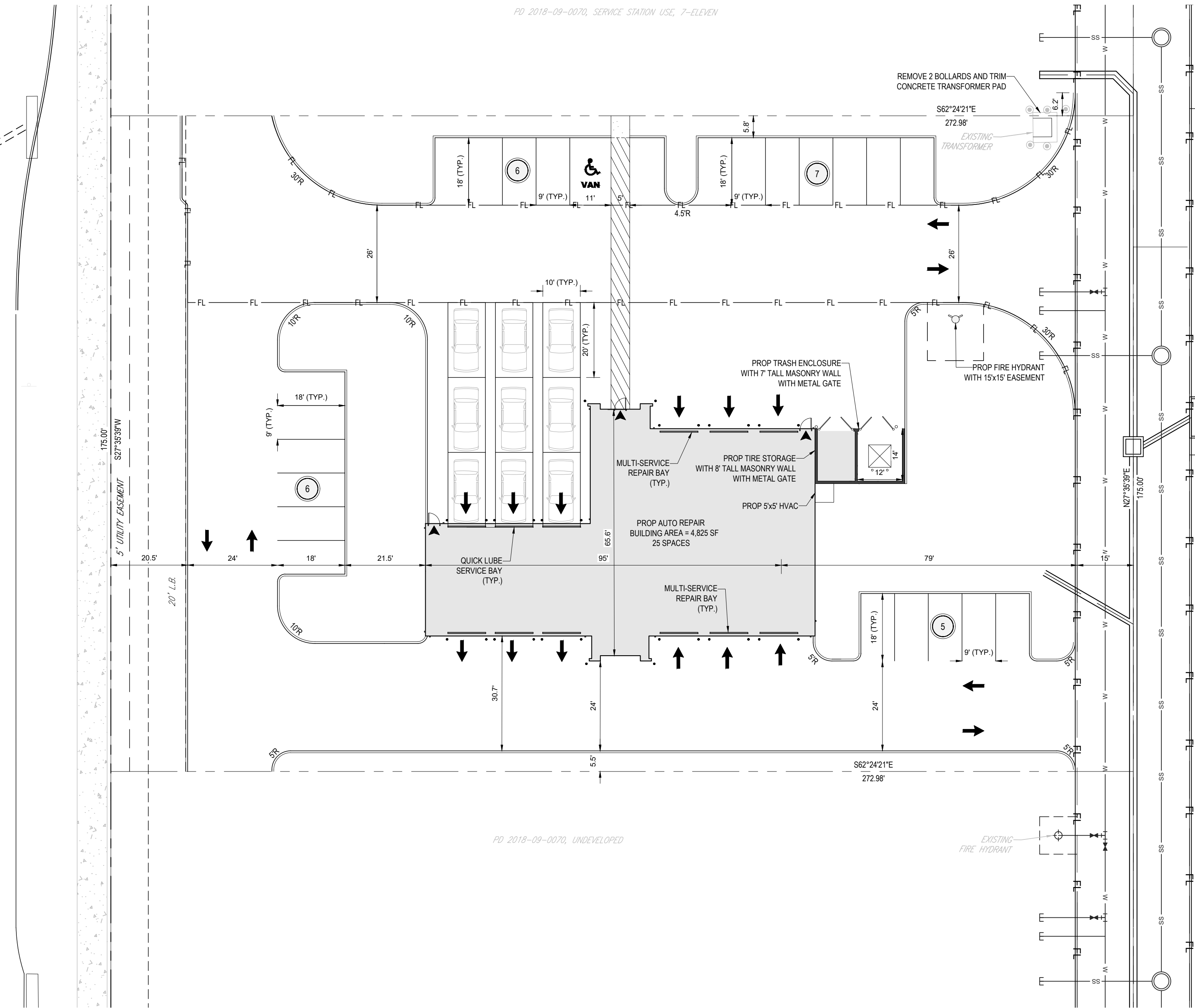


**HARDIN BOULEVARD**



**VICINITY MAP**  
N.T.S

**LEGAL DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING A PART OF THE WILLIAM H. HUNT SURVEY, ABSTRACT NO. 450, BEING ALL OF LOT 7, BLOCK A, 380 TOWN CENTRE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 2019, PAGE 348, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING PART OF A TRACT OF LAND DESCRIBED IN A CONVEYANCE PLAT TO MCKINNEY SH II, LTD., AS RECORDED IN INSTRUMENT NO. 20190507010002100, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A ONE-HALF INCH IRON ROD WITH RED PLASTIC CAP STAMPED "M" FOUND AT THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 6 OF SAID 380 TOWN CENTRE ADDITION, SAID CAPPED IRON ROD BEING IN THE SOUTHEAST LINE OF SAID LOT 7 TO A CHISELED "X" CUT IN CONCRETE FOUND AT THE EAST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 6, FROM WHICH A CHISELED "X" CUT IN CONCRETE FOUND AT THE NORTH CORNER OF SAID LOT 6 BEARS NORTH 27 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 165.00 FEET;

**THENCE** SOUTH 62 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 272.98 FEET ALONG THE NORTHEAST LINE OF SAID LOT 7 TO A CHISELED "X" CUT IN CONCRETE FOUND AT THE EAST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 6, FROM WHICH A CHISELED "X" CUT IN CONCRETE FOUND AT THE EAST CORNER OF SAID LOT 6 BEARS NORTH 27 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 165.00 FEET;

**THENCE** SOUTH 27 DEGREES 35 MINUTES 26 SECONDS WEST, A DISTANCE OF 175.08 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 7 TO A CHISELED "X" CUT IN CONCRETE FOUND AT THE SOUTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 8 OF SAID 380 TOWN CENTRE ADDITION, FROM WHICH A CHISELED "X" CUT IN CONCRETE FOUND AT THE SOUTH CORNER OF SAID LOT 8 BEARS SOUTH 27 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 165.92 FEET;

**THENCE** NORTH 62 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 272.98 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 7 TO A ONE-HALF INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BOHLER ENG." SET AT THE WEST CORNER OF SAID LOT 7 AND THE NORTH CORNER OF SAID LOT 8, SAID CAPPED IRON ROD BEING IN THE SOUTHWEST LINE OF SAID NORTH HARDIN BOULEVARD, FROM WHICH A ONE-HALF INCH IRON ROD WITH RED PLASTIC CAP STAMPED "M" FOUND AT THE WEST CORNER OF SAID LOT 8 BEARS SOUTH 27 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 165.92 FEET;

**THENCE** NORTH 27 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 175.08 FEET ALONG THE NORTHWEST LINE OF SAID LOT 7 AND THE SOUTHWEST LINE OF SAID NORTH HARDIN BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 47,793 SQUARE FEET OR 1.097 ACRES TRACT OF LAND.

**GENERAL NOTES:**

- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
- LANDSCAPE PLAN DETAILS REQUIRED SITE SCREENING. REFERENCE LANDSCAPE PLAN FOR LIVING SCREENING LOCATIONS.
- OVERNIGHT PARKING WILL BE PROVIDED INSIDE THE BUILDING AND NO EXTERIOR OVERNIGHT PARKING SPACES ARE PROVIDED.
- PER EXECUTED ECR DOCUMENTS, PEDESTRIAN SIDEWALKS AND WALKWAYS ARE INCLUDED FOR THE MUTUAL AND RECIPROCAL BENEFIT OF THE DEVELOPMENT AND PATRONS HAVE THE RIGHTS AND PRIVILEGES ON, TO, OVER, AND ACROSS SAID SIDEWALKS AND WALKWAYS.

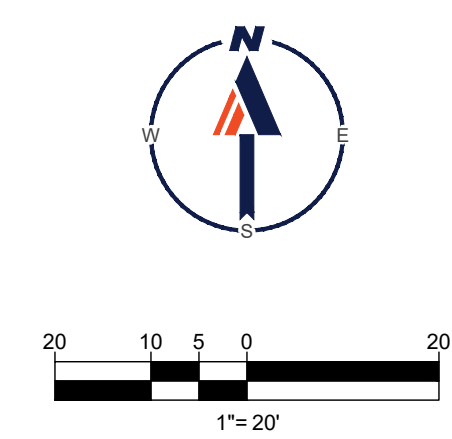
SITE DATA	
LEGAL	
LOT 7, BLOCK A 380 TOWN CENTRE ADDITION VOL. 2019, PG. 348 O.P.R.C.C.T.	
ACREAGE	1.0971 ACRES (47,792 SF)
ZONING	
ZONING DISTRICT	PD WITH C3 USES
PROPOSED USE	AUTOMOBILE SERVICE STATION
SETBACKS REQUIRED	
FRONT	20'
SETBACKS PROPOSED	
FRONT	84'
BUILDING	
BUILDING AREA	4,825 SF
BASEMENT AREA	1,340 SF
INTERIOR OFFICE SPACE	58 SF
INTERIOR WAITING ROOM/BREAK ROOM	675 SF
BUILDING HEIGHT	MAX 30'
LOT COVERAGE	10%
FLOOR AREA RATIO	10%
IMPERVIOUS AREA	34,595 SF (80.10%)
PARKING	
REQUIRED (2 PARKING SPACES FOR EACH SERVICE BAY WITH A MINIMUM OF 5 SPACES PLUS PARKING REQUIREMENTS FOR OFFICE AND OVERNIGHT STORAGE OF VEHICLES)	9 BAYS = 18 TOTAL SPACES OFFICE = 1 SPACES TOTAL = 19 SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPOTS	23 STANDARD SPACES (96%)
PROPOSED ADA-COMPLIANT PARKING SPOTS	1 SPACES (4%)
TOTAL PROPOSED PARKING	24 SPACES

**SPECIFIC USE PERMIT**  
EXPRESS OIL CHANGE & TIRE ENGINEERS  
380 TOWN CENTRE ADDITION  
LOT 7, BLOCK A  
VOL. 2019, PG. 348 O.P.R.C.C.T.  
CITY PROJECT NO. PSM-03059-2020  
SUBMITTED: 8/19/2020

**OWNER:**  
MCKINNEY SH II, LTD.  
1110 COWAN ROAD  
CELINA, TX 75009  
PHONE: (214) 233-9077  
CONTACT: R. ERIC SEITZ

**APPLICANT:**  
EXPRESS OIL CHANGE & TIRE ENGINEERS  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
PHONE: (334) 740-0740  
CONTACT: ANDY GOLDEN

**ENGINEER:**  
BOHLER  
6017 MAIN STREET  
FRISCO, TX 75034  
PHONE: (469) 458-7300  
CONTACT: MATHIAS HAUBERT



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ALWAYS CALL 811  
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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: TD200031  
DRAWN BY: NMK  
CHECKED BY: MJH  
DATE: 7/17/20  
CAD ID:

**SPECIFIC USE PERMIT EXHIBIT**



**SITE LOCATION**  
1540 HARDIN BLVD.  
MCKINNEY, TX 75072  
COLLIN COUNTY  
LOT 7, BLOCK A  
380 TOWN CENTRE ADDITION

**BOHLER**  
6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:  
**SUP EXHIBIT**

SHEET NUMBER:  
-