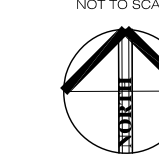




VICINITY MAP
NOT TO SCALE



APPLICANT : TARINA GROUP, LLC
3120 ASHWOOD CT.
RICHARDSON, TX. 75082
214 213 7192

DEVELOPMENT LOCATION ----- EL DORADO PARKWAY AND WILLOW GROVE BLVD.
LOT 1-1R BLOCK A STONEBRIDGE PARCEL 903
VOL. L. PG. 882
M.R.C.C.T.

LOT AREA : 32,001. SQ. FT. (.73 AC.)

BUILDING DATA

OFFICE 450. SQ. FT.
WAITING AREA 840. SQ. FT.
SERVICE BAYS 2000. SQ. FT.

TOTAL SQ. FT. 3290. SQ. FT.

IMPERVIOUS AREA 18,888. SQ. FT.

BUILDING HEIGHT CUSTOMER SERVICE = 30' HT.
SERVICE BAYS HEIGHT 20' HT.

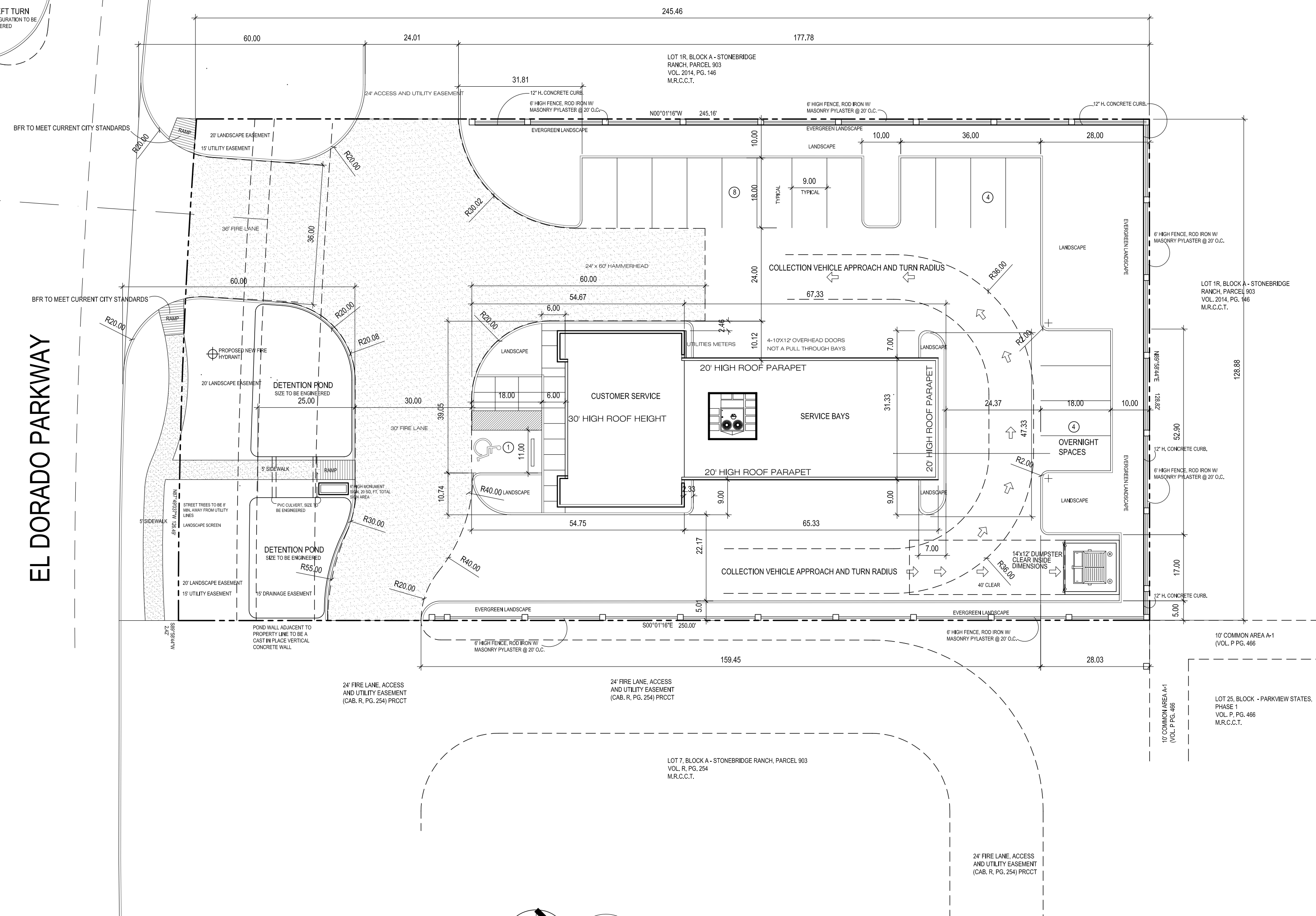
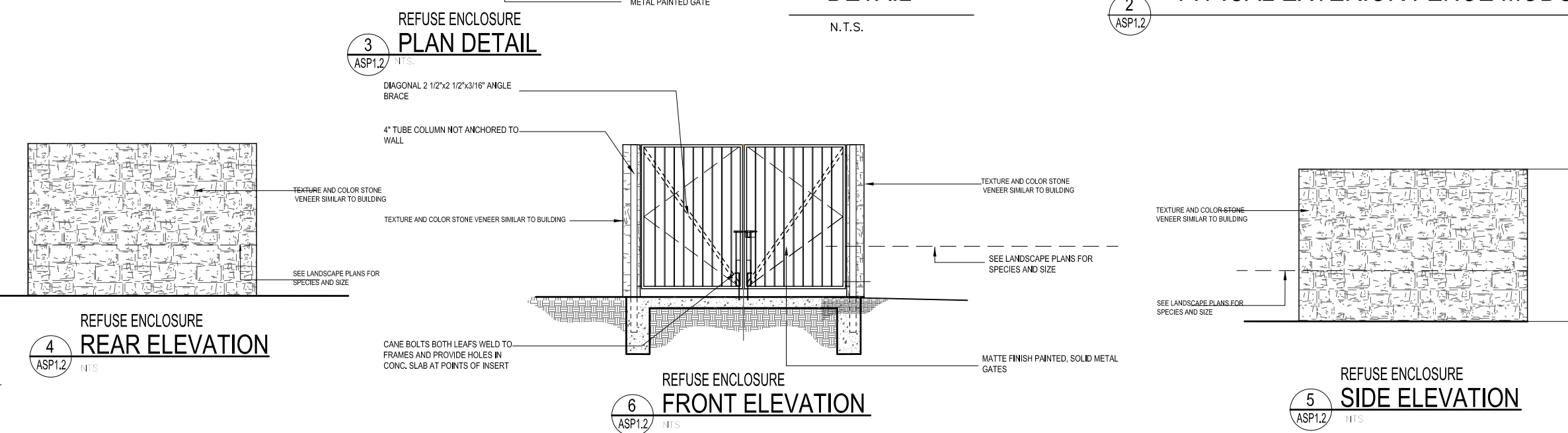
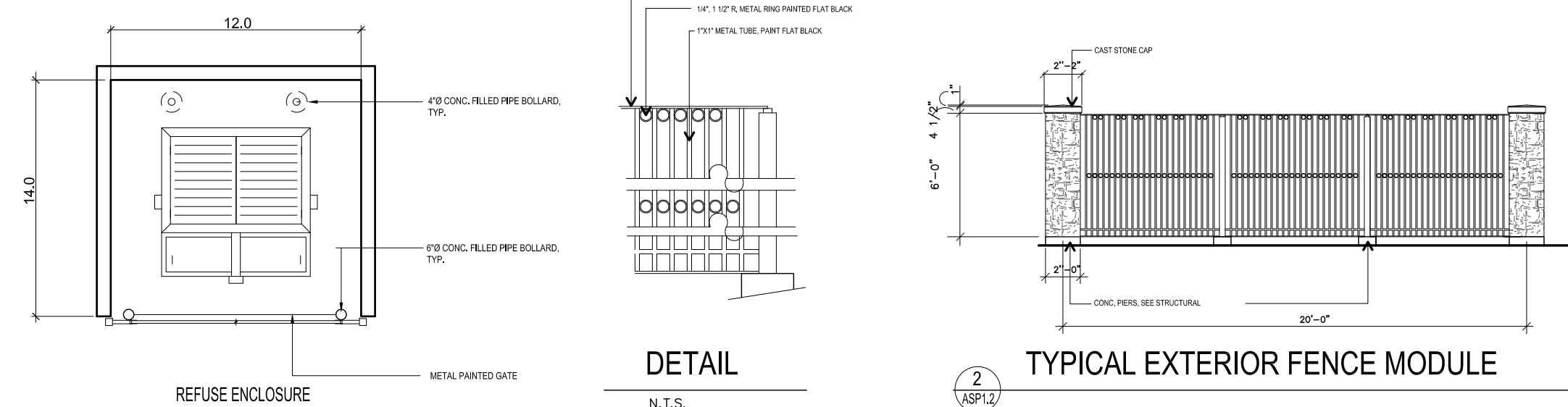
PARKING REQUIRED

OFFICE SPACE @ 1/400 SF = 450 SF = 2 SPACES
SERVICE BAYS @ 2/ BAY = = 8 SPACES
HC SPACES = 1 SPACE
OVERNIGHT SPACES @ 1/ BAY = 4 SPACES
TOTAL PARKING REQUIRED = 15 SPACE

PARKING PROVIDED = 17 SPACES

SITE PLAN NOTES

- i. 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.
- ii. 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.
- iii. The lighting for the subject property will be constructed and operated in conformance with chapter 58 of the City of McKinney Code of Ordinances.
- iv. Service Bays to be not a pull through bays.



01 SITE PLAN
SCALE 1"= 20'



September 04, 2014

A DEVELOPMENT OF:
IKMA, LLC
1214 VINEYARD DR.
ALLEN, TX.

AMERICA'S LUB AND TUNE
EL DORADO PARKWAY
MCKINNEY, TX.

Revisions

Issue Date September 04, 2014

Issue for Permit

Issue for Construction

SITE PLAN

Sheet No.

ASP1.3