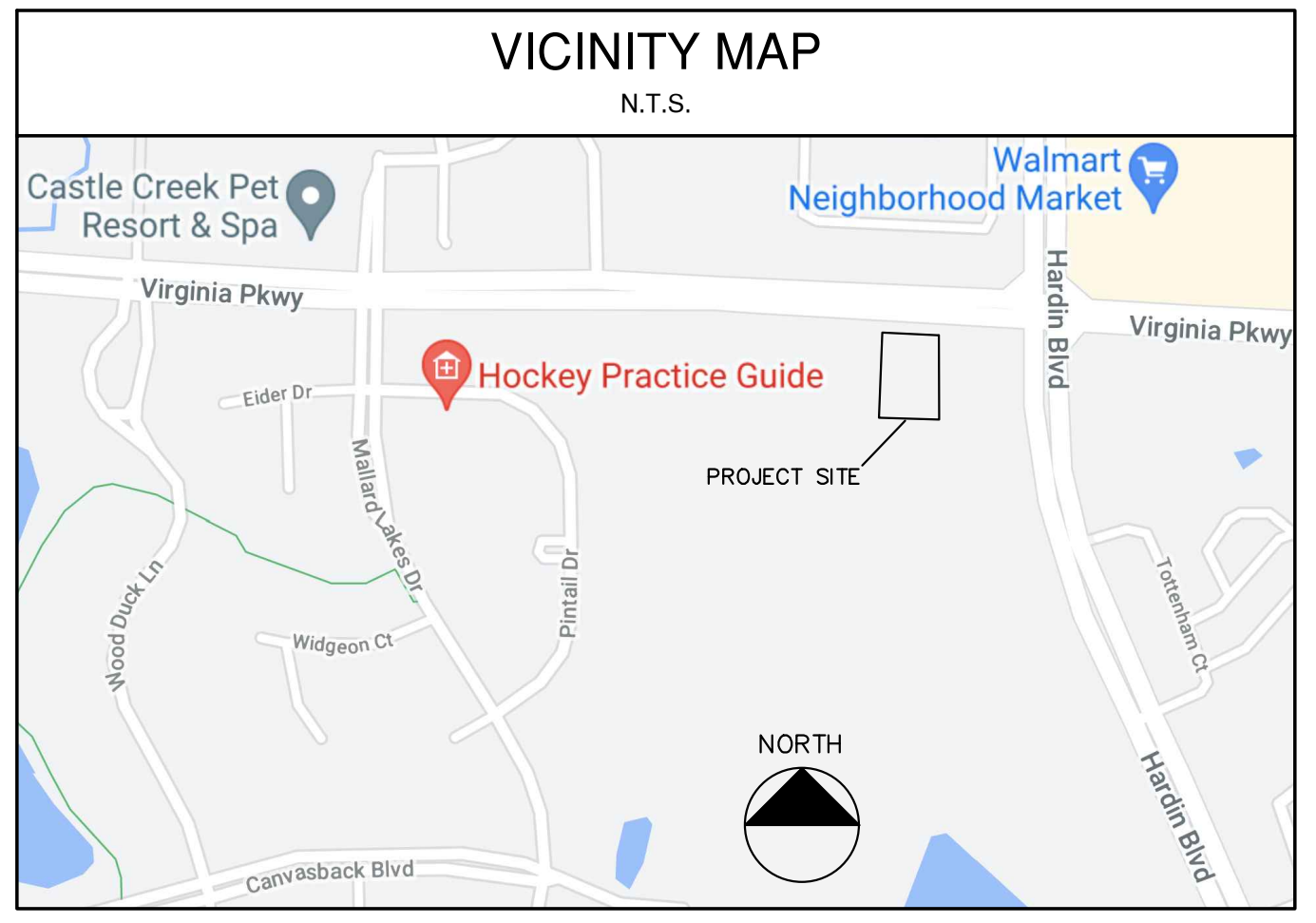


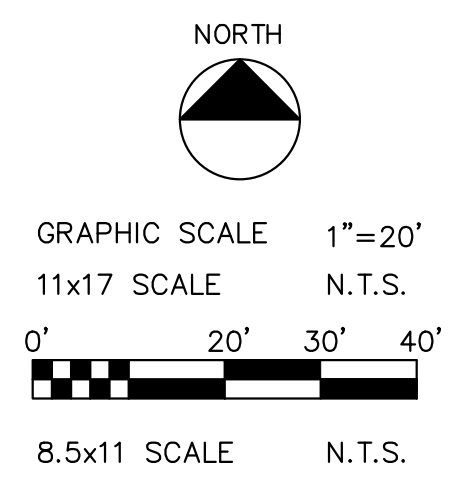
DRAWING LEGEND	
---	PROPERTY LINE
- - -	ADJOINING PROPERTY LINE
---	PROP. EDGE OF PAVEMENT
---	CURB LINE
---	PROP. STRIPING
- - -	EASEMENT/SETBACK LINES
---	PROP. FIRE LANE
(37)	PARKING COUNT LABEL
EXIST.	EXISTING
PROP.	PROPOSED
BFR	PROP. BARRIER FREE RAMP
RW	RETAINING WALL
TYP.	TYPICAL
HC	HANDICAP
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
MFR	MANUFACTURER

- CITY NOTES:**
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE, PRIMED AND PAINED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USED SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

SITE DATA SUMMARY TABLE:	
Project Name	Proposed Carwash
Proposed Use	Carwash
Zoning (Exist. & Prop.)	C2
Total Land Area	1.5354 AC
Setbacks (Front, Side, Rear)	20', 0', 0'
Max. Structure height (Permitted/Proposed)	45 ft./30 ft.
Total Square Footage (Carwash)	5,278 S.F.
Total Square Footage (Including awnings, overhangs, etc.)	5,999 S.F.
Parking Required (1/250 S.F. tunnel/equip. rm. Excluded plus 7 stacking spaces for each wash lane)	23 Stalls
Parking/Stacking Provided	37 Stalls/7 Spaces per lane
	2 stalls



REVISION NUMBER	REVISION DATE	DESCRIPTION

**LASE**  
 Lobsinger & Potts Structural Engineering, Inc  
 The Colony, Texas 75056  
 PO Box 560215  
 817-448-9933  
 Firm Reg. #7290

**PROPOSED CARWASH**  
 VIRGINIA PKWY.; MCKINNEY, TX

**SITE PLAN**

PROJECT #	
MANAGER	LPSE
DRAWN BY	LPSE
ISSUED FOR	
DATE	8/12/2021

**PRELIMINARY**  
 THIS DOCUMENT IS FOR REVIEW ONLY AND MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.  
 JUSTIN S. BRAMMER, P.E.  
 LICENSE NO. 103431  
 DATE: AUGUST 12, 2021

SHEET  
**SP-1**