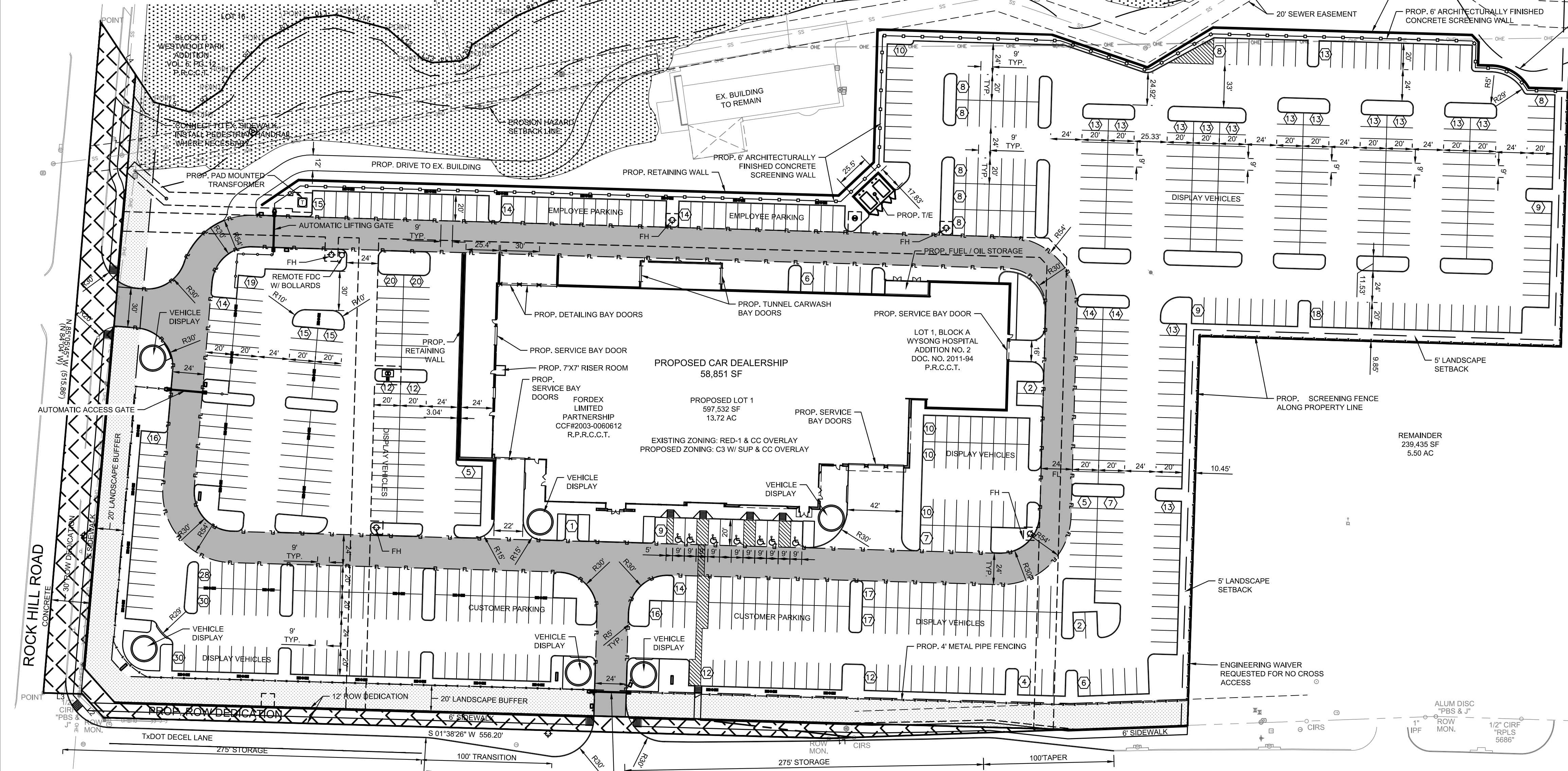
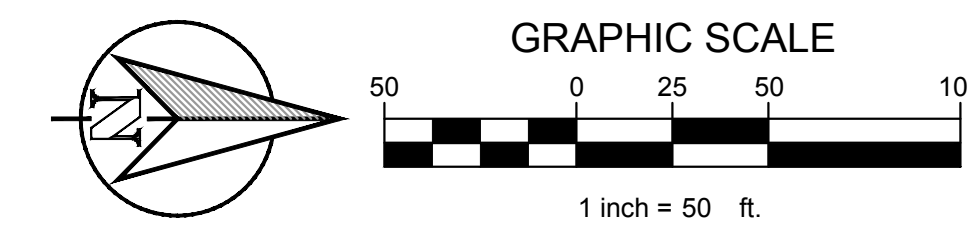


VICINITY MAP  
N.T.S.



**LEGEND**

[Symbol]	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
[Symbol]	LOT LINES
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PERIMETER LANDSCAPE BUFFER
[Symbol]	POST DEVELOPMENT FLOODPLAIN
[Symbol]	PROPOSED CONCRETE CURB & GUTTER
[Symbol]	PROPOSED PARKING COUNTS
[Symbol]	PROPOSED R.O.W. DEDICATION

**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- CONSIDERATION OF APPROVAL OF SUP IS DEPENDENT ON APPROVAL OF ZONING.

**FDC GENERAL NOTES:**

- FDC SHALL BE PROTECTED BY BOLLARDS.
- FDC SHALL BE LOCATED A MINIMUM OF 3 FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
- FDC SHALL BE LOCATED ADJACENT TO A FIRE HYDRANT, 7 FT FROM THE CENTER OF THE FIRE HYDRANT.
- FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

**FLOODPLAIN NOTE**

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" & "ZONE AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 488650290K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-877-FEMA-MAP.

**VARIANCES REQUESTED:**

- REQUEST TO HAVE 10 OVERHEAD SERVICE DOORS FACING PUBLIC RIGHT-OF-WAY OR RESIDENTIALLY ZONED PROPERTY.
- REQUEST TO HAVE REQUIREMENT TO PROVIDE CROSS ACCESS TO ADJACENT PROPERTY OMITTED.

**PARKING BREAKDOWN TABLE**

PARKING REQUIRED	214 SPACES
OFFICE: 1 SPACE PER 400 SF (6,916 SF)	18 SPACES
AUTO SALES: 1 SPACE PER 500 SF INDOOR AREA + 1 SPACE PER 1000 SF OUTDOOR AREA (12,972 SF INDOOR & 160,760 SF OUTDOOR)	133 SPACES
AUTO SERVICE: 2 SPACES PER SERVICE BAY + 1 OVERNIGHT SPACE PER SERVICE BAY (42 INDIVIDUAL INDOOR SERVICE BAYS)	63 SPACES

**PARKING PROVIDED**

NEW CAR DISPLAY	287 SPACES
USED CAR DISPLAY	54 SPACES
NEW CAR STORAGE	234 SPACES
CUSTOMER PARKING	62 SPACES
EMPLOYEE PARKING	34 SPACES
SERVICE PARKING	24 SPACES
CAR DISPLAY	6 SPACES
OVERNIGHT SERVICE BAY PARKING	21 SPACES
<b>TOTAL</b>	<b>722 SPACES TOTAL</b>

**TOTAL IMPERVIOUS TOTAL PERVIOUS**

(SQ FT)	(%)	(SQ FT)	(%)
355,731	60%	241,801	40%

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR. AREA RATIO		PARKING				HANDICAP SP.					
								REQ.	PROV.	REQ.	PROV.	OFFICE	AUTO SALES	AUTO SERVICE	TOTAL	PROVIDED PARKING TOTAL	REQ.	PROV.			
PROPOSED LOT 1	C3+CC	AUTOMOTIVE DEALERSHIP (SALES, SERVICE, CAR WASH, OFFICE)	13.72	597,532	58,851	28'-0" MAX	2	50% MAX	9.8%	1:1.25 MAX	0.10	1/400 SF	18	1/500 SF INDOOR + 1/1000 SF OUTDOOR	133	2/SERVICE BAY + 1/OVERNIGHT BAY	63	214	722	4 (1 VAN)	7 (2 VAN)

**OWNER / DEVELOPER ENGINEER**

MCKINNEY AUTOPLEX, INC.  
D/B/A CHRYSLER JEEP DODGE CITY OF MCKINNEY  
700 S. CENTRAL EXPRESSWAY  
MCKINNEY, TX 75070

TEXAS REGISTRATION #1499  
1903 CENTRAL DR.  
SUITE #406  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLAYMOOREENG.COM

**SUP EXHIBIT**

**MCKINNEY DODGE**  
13.72 ACRES

LEGAL DESCRIPTION:  
BEING A TRACT OF LAND DESCRIBED IN A DEED TO FORDEX LIMITED PARTNERSHIP, RECORDED UNDER COUNTY CLERK'S FILE NO. 2003-0060612, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS

CITY: MCKINNEY	STATE: TEXAS
COUNTY: COLLIN	SURVEY: W.D. THOMPSON SURVEY
ABSTRACT NO. 891	

SUBMITTAL LOG:  
NOVEMBER 23, 2020 SUP SUBMITTAL

TEXAS REGISTRATION #1499

**CLAYMOORE ENGINEERING**

1903 CENTRAL DR. SUITE 406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
12/27/2020

**MCKINNEY DODGE**  
U.S. HIGHWAY 75 & ROCKHILL RD  
MCKINNEY, TX

NO.	DATE	REVISION	BY

**SUP SITE PLAN**

SHEET  
**SP-1**

File No: 2018-010

PLOTTED BY: CURTIS PETERS  
 PLOT DATE: 12/27/2020 12:20 PM  
 LOCATION: Z:\MARKETING\MCKINNEY DODGE  
 LAST SAVED: 12/27/2020 1:13 PM