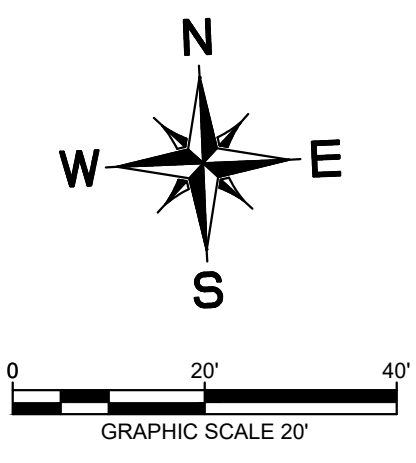
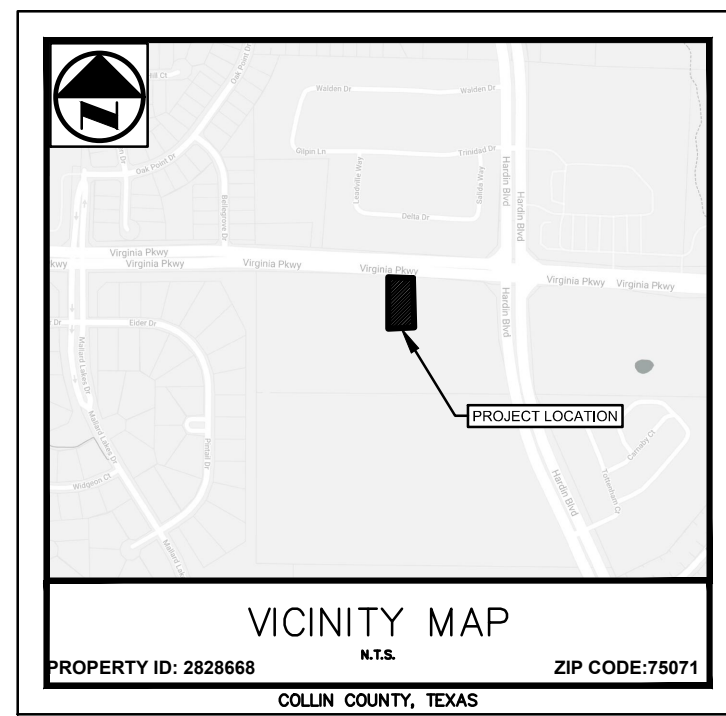
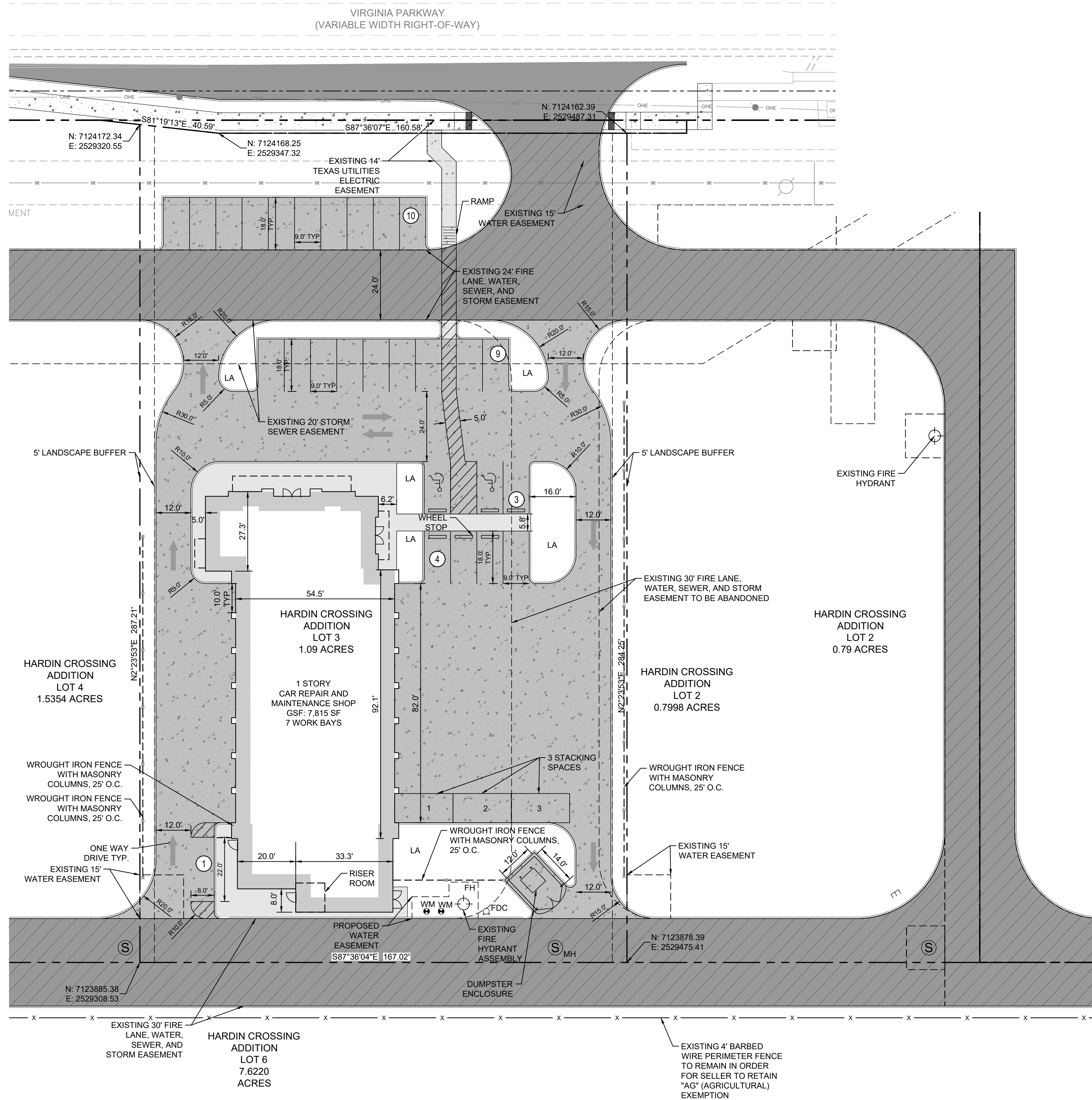


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LEGEND

[Symbol]	EXISTING FIRE LANE
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED SIDEWALK PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED BUILDING OVERHANG
[Symbol]	PROPOSED WROUGHT IRON FENCE
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	ACCESSIBLE ROUTE
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	TYPICAL
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	WATER EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	BARRIER FREE RAMP
[Symbol]	SIDEWALK
[Symbol]	BUILDING LINE/SETBACK
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	WYE INLET
[Symbol]	JUNCTION BOX
[Symbol]	MANHOLE
[Symbol]	EXISTING
[Symbol]	PROPOSED

- CITY OF MCKINNEY SITE PLAN NOTES:**
- 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.
 - BAY DOORS ARE REQUIRED TO BE SCREENED FROM ADJACENT PROPERTIES. SCREENING WALL SHALL CONSIST OF A WROUGHT IRON FENCE WITH SCREENING SHRUBS.
 - 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.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
 - CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
 - REMOTE FDC'S SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
 - SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.
 - NO OVERNIGHT PARKING STORAGE IS ANTICIPATED TO OCCUR OUTSIDE OF THE BUILDING

SITE DATA TABLE	
GENERAL SITE DATA	LOT 3, BLOCK A, HARDIN CROSSING ADDITION
ZONING PD ORD. NO.	C2
LAND USE	CAR REPAIR & MAINTENANCE SHOP
LOT AREA (SQ. FT)	47,493 SF
LOT AREA (ACRES)	1.09 AC
1 STY BUILDING AREA (SQ. FT)	7,815 SF (1,400 SF Office Space)
TOTAL BUILDING SQ. FT.	7,815 SF (1,400 SF Office Space)
1 STY BUILDING HEIGHT	21' - 4"
LOT COVERAGE	16.46%
FLOOR AREA RATIO	0.1646
REQUIRED PARKING	1:400 Office Space (4), 2 Parking Spaces Per Bay (14)
REQUIRED PARKING RATIO	18
TOTAL PARKING REQUIRED	27
PARKING PROVIDED	2
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2

SITE PLAN
LOT 3, BLOCK A
HARDIN CROSSING ADDITION
±1.09 ACRES
James Herndon Survey, Abstract No. 391
Southwest Corner of Virginia Parkway
and Hardin Boulevard.
City of McKinney, Collin County, Texas
Submitted: 03/08/2021
Resubmitted: 03/26/2021

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OWNER:
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KHA PROJECT	064579600	DATE	MARCH 2021	SCALE	AS SHOWN
DESIGNED BY	MD	DRAWN BY	ST	CHECKED BY	MD

SUN AUTO MCKINNEY
LOT 3, BLOCK A
HARDIN CROSSING
ADDITION

MCKINNEY, TEXAS

SITE PLAN

SHEET NUMBER	DATE
SP-1	BY