



LOCATION MAP
Not To Scale

SITE DATA SUMMARY CHART

EXISTING ZONING:	ML - LIGHT MANUFACTURING
PROPOSED LAND USE:	RETAIL - AUTO PARTS STORE
SITE ACREAGE:	0.836 ACRES (36,399 SQ FT)
TOTAL BUILDING AREA:	7,590 SQ FT
LOT COVERAGE:	30,150 / 36,399 : 83%
FLOOR AREA RATIO:	7,590 / 36,399 : 21%
OPEN SPACE:	6,939 / 36,399 : 18%
TOTAL IMPERVIOUS AREA:	30,150 / 36,399 : 83%
BUILDING HEIGHT:	1 STORY, (25'-6" HEIGHT)
PARKING REQUIRED (1 PER 250 SQ FT GFA):	31 SPACES
PARKING PROVIDED (TOTAL):	31 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
LOADING ZONE REQUIRED (12'x35'):	1 SPACE
LOADING ZONE PROVIDED:	1 SPACE
SITE ELEVATION ABOVE SEA LEVEL:	619.00'
NAD 83 LATITUDE & LONGITUDE:	N 33°12'50.4601", W 96°36'58.0193"

LEGEND

	EXISTING CURB
	PROPOSED CURB
	PROPOSED FIRE LANE MARKING
	PARKING SPACES IN A ROW
	PROPOSED SIDEWALK PAVEMENT
	PROPOSED FIRE LANE (4,000 PSI WITH 6" LIME OR 7" CONCRETE WITH 6" FLEX BASE)

KEY NOTES

1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
2. APPLICATION WILL CONFORM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
3. ANY PROPOSED GROUND BASE EQUIPMENT SHALL BE SCREENED.
4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. FIRE LANE SHALL BE CAPABLE OF SUPPORTING AN 80,000 LB. IMPOSED LOAD.
6. 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.
7. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
8. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 55 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
9. ANY MECHANICAL AND HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED PER THE REQUIRED HEIGHT OF 1 FOOT ABOVE EQUIPMENT.

CONSTRUCTION SCHEDULE

①	HANDICAP RAMPS
②	HANDICAP SYMBOL
③	NOT USED
④	HANDICAP SIGN
⑤	SIDEWALK
⑥	NOT USED
⑦	4" WHITE TRAFFIC STRIPING
⑧	WHEEL STOP
⑨	DUMPSTER WITH ENCLOSURE PER DETAILS (MATERIALS TO MATCH BUILDING)

OWNER:
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PROPOSED ADVANCE AUTO PARTS STORE
LOTS 14 & 15, MILLIE MUSE ADDITION
104 W. UNIVERSITY DRIVE
CITY OF MCKINNEY, TX

SITE PLAN

Issue Date:
FEBRUARY 2016

Date	Revisions

Scale: AS SHOWN

Drawn By: LJM

Checked By: ACB

Sheet
SP

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