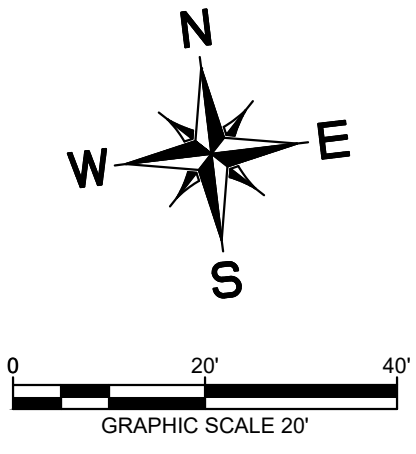
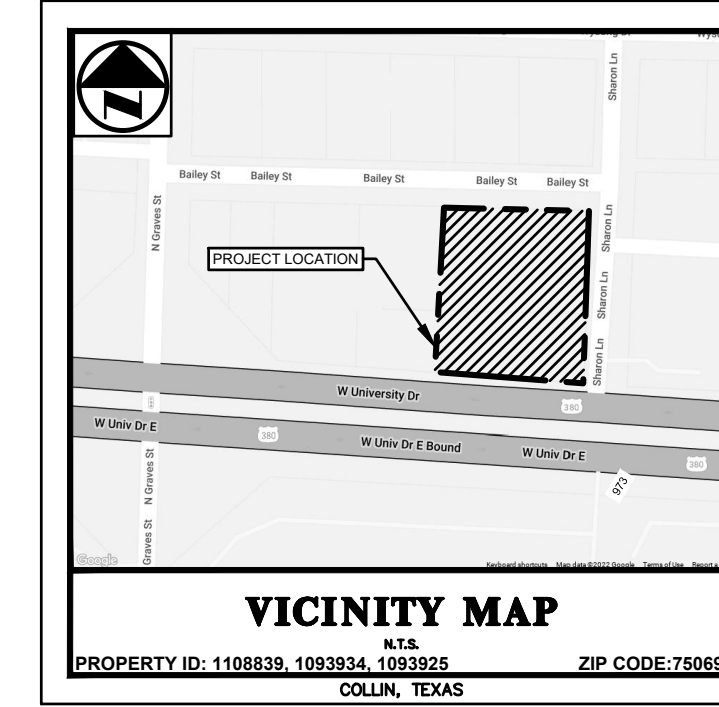


CITY OF MCKINNEY SITE PLAN NOTES:

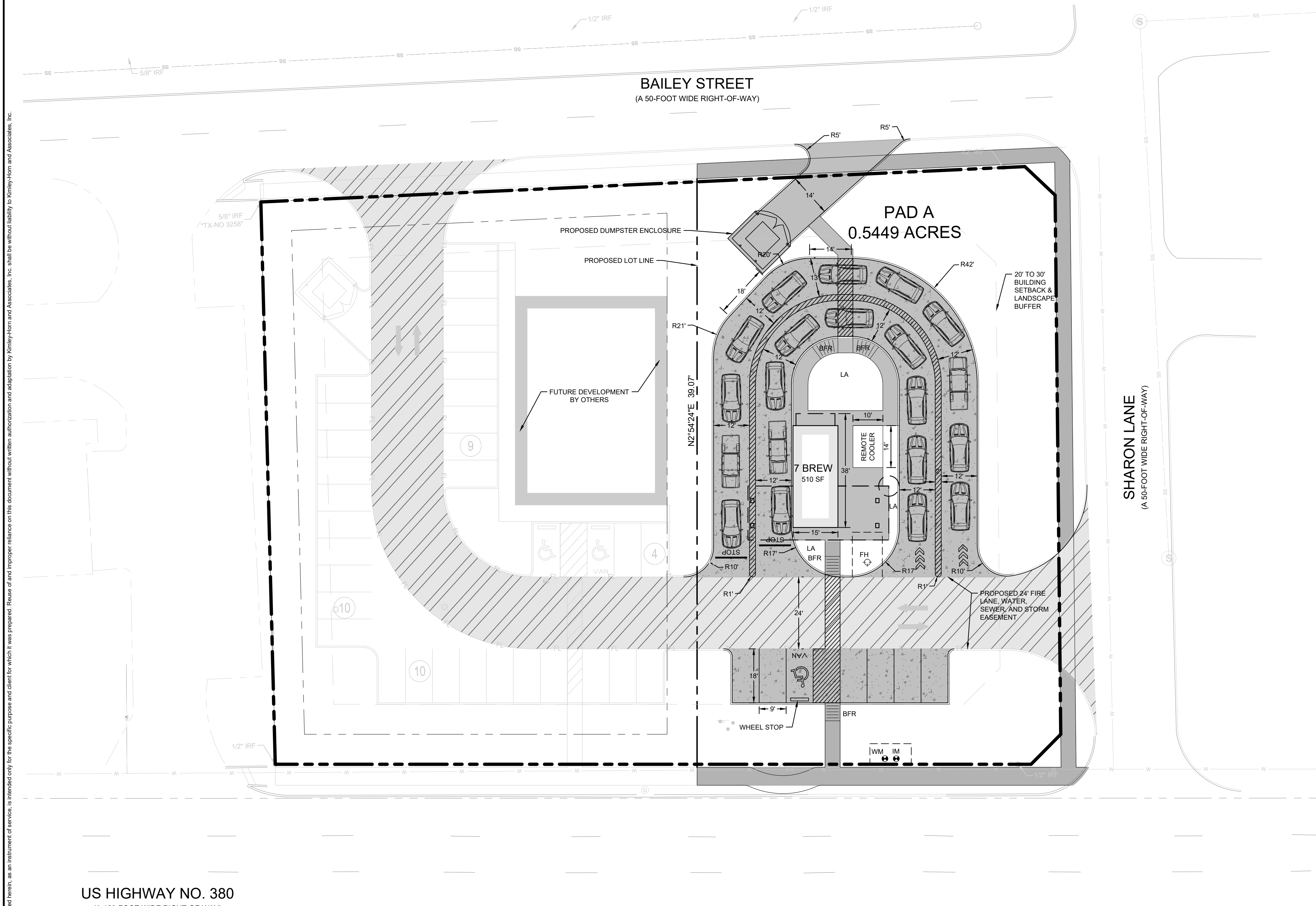
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.



LEGEND

	PROPOSED FIRE LANE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	TYPICAL SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA TABLE	
GENERAL SITE DATA	LOT 5-9, BLOCK 5 NORTHWEST ADDITION
ZONING PD ORD. NO.	BN
LAND USE	COFFEE SHOP
LOT AREA (SQ. FT)	23736 SF
LOT AREA (ACRES)	0.5449 AC
1 STY BUILDING AREA (SQ. FT)	510 SF
TOTAL BUILDING SQ. FT.	510 SF
1 STY BUILDING HEIGHT	1 STORY
LOT COVERAGE	2.49%
FLOOR AREA RATIO	0.0249
<b>REQUIRED PARKING</b>	
REQUIRED PARKING RATIO	1:150 SF OF FLOOR AREA
TOTAL PARKING REQUIRED	4
PARKING PROVIDED	6
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1



**SUP SITE PLAN**  
 LOT 5, 6, 7, 8, 9, BLOCK 5  
 NORTHWEST ADDITION  
 ±0.47 ACRES  
**B F Stapp Survey, Abstract No. 837**  
 Northwest Corner of US 380 & Sharon  
 Lane  
**City of McKinney, Collin County, Texas**  
 Submitted: 7/11/2022

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, TX 75069  
 Tel. No. (469) 301-2580  
 Contact: Michael T. Doggett, P.E.

**DEVELOPER:**  
 High Octane Joe's, LLC  
 8343 Douglas Avenue, Suite 350  
 Dallas, TX 75225  
 Phone:  
 Contact: Scott Wilson

**OWNER:**  
 Smith William A Jr.  
 1510 W University Drive  
 McKinney, TX 75069  
 Phone:  
 Contact: Smith William A Jr.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY  
 Not for construction, bidding, or  
 permit purposes.  
**Kimley-Horn**  
 Engineer: MICHAEL T. DOGGETT  
 P.E. No. 98528 Date: 07/2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	MD	TM	ST
064607400	07/2022	AS SHOWN	MICHAEL T. DOGGETT			

**7 BREW COFFEE**  
**NWC US 380 & SHARON**  
 Lane  
 MCKINNEY, TX



**SUP SITE PLAN EXHIBIT**

SHEET NUMBER  
**SUP1**

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