



PROJECT VICINITY MAP  
N.T.S.

LEGEND:

- FIRE LANE
- DISPLAY AREA
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- PARKING COUNT
- TELEPHONE PEDESTAL
- POWER POLE
- OVERHEAD ELECTRIC
- GUY WIRE
- WATER METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- SIGN
- FDC

STANDARD NOTATIONS:

1. 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 SCREENINGWALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S 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. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ADA RAMPS WILL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS PER CITY OF MCKINNEY STANDARDS.

SITE DATA TABLE	
EXISTING ZONING	C - PLANNED CENTER DISTRICT
PROPOSED USE	AUTOMOBILE SALES (SPECIAL USE)
BUILDING AREA	3,304 SF - OFFICE 12,403 SF - INDOOR SALES
BUILDING HEIGHT	29'-6" (2 STORIES)
LOT COVERAGE	48,710/162,561 = 30%
FLOOR AREA RATIO	15,800/162,561 = 9.7%
IMPERVIOUS AREA	48,710 SF
PARKING REQUIRED	OFFICE = 1/400 SF INDOOR AUTO SALES = 1/500 SF OUTDOOR DISPLAY = 1/1000 SF 3,304 SF → 9 SPACES 12,403 SF → 25 SPACES 2,289 SF → 3 SPACES TOTAL (ROUNDED UP) = 37 SPACES
PARKING PROVIDED	37 SPACES

CONTRACT INFORMATION	
CONTRACT NO.	DATE
BY	
DESCRIPTION	
APPLICANT	
ROBERT ROEDER ABERNATHY, ROEDER, BOYD & HULLETT, P.C. 1700 REDBUD BLVD. SUITE 300 MCKINNEY, TX 75069	
OWNER	
SIA MOUSAWI DORSA PROPERTIES, LLC 201 McDONALD ST. FRISCO, TX 75033	

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**SITE PLAN - SUP**  
 BEST PRICE AUTO GROUP  
 751 N. CENTRAL EXPRESSWAY  
 MCKINNEY, TEXAS 75071

DATE: 3/22/2022  
DR'N: GDR  
CHK'D: CC

C1

STRAND 2125489  
**STRAND**  
 10003 TECHNOLOGY BLVD. WEST  
 DALLAS, TX 75220  
 972-620-8204  
 REGISTRATION NO. F-1629



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.