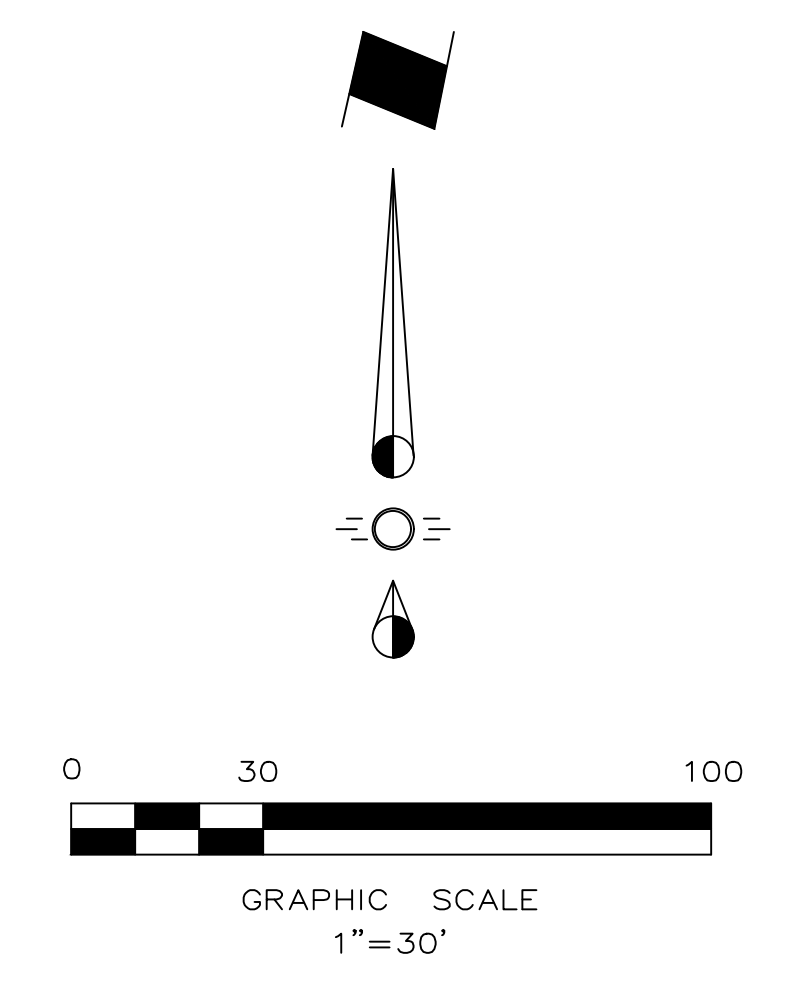


Vicinity Map
NTS



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SYNOPSIS

Address: Lot 3 Block A, Beringer One Addition
McKinney, Texas 75070
BG
Zoning: Auto Repair
Proposed Use: Auto Repair
Lot Area: 1.43 Acres (62,291 sf)
Building Areas: Building 1 11,358 sf
Total Bldg Area: 11,358 sf
Lot Coverage: 18.0% (Total Bldg Area 11,348 sf)
Floor Area Ratio: 0.18 : 1
Building Height: 29'-10"

Required Parking:

Prop. Office	1:400 (280/400)	= 1 Spcs.
Prop. Service Bays	2 per Bay (15 Bays*2)	= 30 Spcs.
Prop. Quick Lube Bays	3 Stacking Spaces per Bay (4 Bays*3)	= 12 Spcs.
Prop. Overnight Parking	1 Space per Bay	= 15 Spcs.

Parking Required Total: 31 Parking Spaces (12 Stacking Spaces)

Parking Provided Total: 35 Parking Spaces (2 Handicap Spaces) (12 Stacking Spaces) (15 Overnight Parking Spaces)*

*All overnight parking shall be located inside the building.

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident 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 in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
NCA Partners Architecture
5646 Milton St.
Dallas, Texas 75206
Phone (214) 361-9901
Fax (XXX) XXX-XXXX
Contact: XXXXXX

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

GENERAL NOTES

1. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.
2. ALL RADII ARE 3' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK:

City Monuments:
COM-10 = Aluminum Disc on concrete inlet 31' west of Mallard Lake Drive and 31' north of Virginia Parkway. Elev. = 664.95
COM-39 = Aluminum Disc on concrete inlet south of Virginia Parkway & Jordan Road southeast of the First Street South. Elev = 577.464

Site Benchmarks:

BM-1 = "X" on northeast corner of a concrete curb inlet of the driveway of the east adjoining property and south of the northeast corner of the subject property. Elev = 574.53
BM-2 = "X" on the southeast corner of a concrete curb inlet on the north side of Virginia Parkway, on the east side of driveway entrance west of the southwest corner of the subject property. Elev = 574.73

Issue Dates:	Revisions:	Date:
1 12/22/2017	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 30'

SITE PLAN
Service First-Jordan Road and Virginia Parkway
CROSS DEVELOPMENT
MCKINNEY, TEXAS

Sheet No.
SP
Project No.
17140

SERVICE FIRST - JORDAN ROAD