



VICINITY MAP
NOT TO SCALE

PART OF LOT 1R, BLOCK A
HEDINGTON HEIGHTS ADDITION
VOL. 2015, PG. 55
REMAINDER OF MCKINNEY SH III, LTD.
INST. NO. 20190131000104710
O.P.R.C.C.T.

SITE DATA SUMMARY	
ZONING:	C-3
PROPOSED USE:	GARAGE, AUTO REPAIR (OIL CHANGES), OFFICE
LOT AREA: 10,000 SF MIN.	41,085 SF (0.94 ACRES)
BUILDING AREAS:	
GROSS:	2,100 SF
GARAGE, AUTO REPAIR:	1,735 SF
OFFICE:	345 SF
BUILDING HEIGHT: 55' MAX.	PROVIDED: 28'-11"
BUILDING LOT COVERAGE: 90% MAX.	PROVIDED: 5% (2,100 SF)
FLOOR AREA RATIO:	PROVIDED: ~1.20 OR 5% (0.05 ACRES)
IMPERVIOUS AREA:	PROVIDED: 69% (28,361 SF)
TOTAL PARKING REQUIRED:	PROVIDED: 13 SPACES
AUTO REPAIR (NO OVERNIGHT PARKING): 2 SPACES/BAY = 6 SPACES	
OFFICE: 1400 SF FLOOR AREA = 1 SPACE	
TOTAL REQUIRED: 7 SPACES	
ACCESSIBLE PARKING REQUIRED (INCLUDING VAN ACCESSIBLE):	PROVIDED: 1 VAN ACCESSIBLE SPACE
1 VAN ACCESSIBLE SPACE	

- LEGEND**
- PROPERTY LINE
 - BUILDING / LANDSCAPE SETBACK LINE
 - SAWCUT LINE
 - PROPOSED FIRE LANE MARKING
 - CURB & GUTTER
 - CURB INLET
 - OUTFLOW STRUCTURE
 - ELECTRIC METER
 - GAS METER
 - PARKING COUNT
 - TRANSFORMER
 - WATER METER
 - BACKFLOW PREVENTER
 - TRAFFIC FLOW ARROW
 - ⇄ INVERTED "U" BIKE RACK

- NOTES**
- 1N. MATCH EXISTING ELEVATION
 - 2N. SAWCUT LINE - MATCH EXISTING PAVEMENT ELEVATION
 - 3N. TAPER CURB TO MATCH EXISTING
 - 4N. TAPER CURB FROM 6" TO 0" OVER 2'
 - 5N. DUMPSTER ENCLOSURE FOR ONE DUMPSTER PLUS STORAGE, SEE ARCHITECTURAL PLANS
 - 6N. VAN ACCESSIBLE PARKING
 - 7N. TRANSITION CURB FROM 6" TO 0" OVER 14'
 - 8N. BREAK TEST MARKING
 - 9N. BLACK INTEGRAL CONCRETE PAVING
 - 10N. INVERTED "U" BIKE RACK
 - 11N. TAPER CURB FROM 6" TO 0" OVER 23'

- DETAILS**
- 1D. DIRECTIONAL FLARED CURB RAMP, SEE DETAIL 10/C10.1
 - 2D. FIRE LANE STRIPING, SEE MCKINNEY DETAIL ON C10.4
 - 3D. FIRE LANE PAVEMENT, SEE MCKINNEY DETAIL 2510M/C10.4
 - 4D. STANDARD DUTY PAVEMENT, SEE DETAIL 7/C10.1
 - 5D. HEAVY DUTY PAVEMENT, SEE DETAIL 7/C10.1
 - 6D. ADA RAMP IN SIDEWALK, SEE DETAIL 3/C10.1
 - 7D. BLOCK RETAINING WALL, SEE DETAIL 11/C10.1
 - 8D. SEPARATE CURB AND GUTTER, SEE MCKINNEY DETAIL 2120M/C10.4
 - 9D. INTEGRAL CURB & GUTTER, SEE MCKINNEY DETAIL 2120M/C10.4
 - 10D. REINFORCED CONCRETE SIDEWALKS, SEE DETAIL 6/C10.1
 - 11D. TRAFFIC FLOW ARROWS, SEE DETAIL 5/C10.1
 - 12D. CROSSWALK MARKINGS, SEE DETAIL 9/C10.1
 - 13D. SITE SIGN BASE, SEE DETAIL 1/C10.1
 - 14D. WHEEL STOP, SEE DETAIL 4/C10.1
 - 15D. PARKING STRIPING, SEE DETAIL 8/C10.1

- CITY OF MCKINNEY STANDARD NOTES**
1. SANITATION CONTAINER SCREENING WALLS WILL BE CRICK 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'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 FROM THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 4. ALL PUBLIC FACILITIES ARE TO BE CONSTRUCTED TO CITY OF MCKINNEY STANDARDS

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HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, L.L.P.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t: 479.273.7780
f: 888.520.9685
www.hfa-ac.com

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Rev.	Date	Description
03/23/2020	03/23/2020	SUP REV-3
03/24/2020	03/24/2020	SUP REV-2
02/14/2020	02/14/2020	SUP REV-1
12/20/2019	12/20/2019	SPECIFIC USE PERMIT

Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

NWC HWY 380 & S HARDIN BLVD
MCKINNEY, TX 75071

Project No.	06-19-20014
Scale	
Drawn	WDW
Checked	WFM
Date	3/23/2020
Drawing Title	

SITE PLAN

EXHIBIT