

- STANDARD NOTATIONS:
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING 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.
  - 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 PROPERTIES.
  - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

EXISTING LEGEND

---	wtr	WATER LINE
---	ss	SANITARY SEWER LINE
---	ugs	UNDERGROUND ELECTRIC LINE
---	gas	GAS LINE
---	ugc	UNDERGROUND CABLE LINE
---	ugfo	UNDERGROUND FIBER OPTIC
---	st	STORM SEWER
---	---	TOP OF CURB & GUTTER
---	---	FENCE
---	---	STORM SEWER MAN-HOLE
---	---	SANITARY SEWER MAN-HOLE
---	---	STORM INLET
---	---	WATER VALVE
---	---	LIGHT
---	---	FIBER OPTIC BOX
---	---	CABLE BOX

SITE LEGEND

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
---	PARKING SPACE (ROW)
---	AREA LIGHT
---	SIGN
---	OVERNIGHT PARKING STALLS
---	CURB RADIUS

SITE DATA  
 ZONING: PD - ORD. NO. 1563  
 INTENDED USE: AUTO SALES AND SERVICE

TOTAL AREA	491,235 SF (11.277 AC.)
GROSS BUILDING AREA	161,640 SF
FLOOR AREA RATIO	12.5%
BUILDING HEIGHT	24' - 40'
LOT COVERAGE	XXX
IMPERVIOUS COVER - ON-SITE	1,XXX SF
IMPERVIOUS COVER - OFF-SITE	113,086 SF
AUTOMOBILE SALES	
INDOOR SALES FLOOR (TOTAL SQ. FT.)	6,500
INDOOR SALES FLOOR PARKING REQUIRED (1/500 SF)	13
INDOOR SALES FLOOR PARKING PROVIDED	13
OUTDOOR DISPLAY (TOTAL SQ. FT.)	50,000
PARKING FOR OUTDOOR DISPLAY REQUIRED (1/1000 SF)	50
PARKING FOR OUTDOOR DISPLAY PROVIDED	50
OFFICE (TOTAL SQ. FT.)	4,400
OFFICE PARKING REQUIRED (1/400 SF)	11
OFFICE PARKING PROVIDED	11
AUTOMOBILE REPAIR AND SERVICE	
SERVICE BAYS PROVIDED	29
SERVICE BAY PARKING REQUIRED (2/SERVICE BAY)	58
SERVICE BAY PARKING PROVIDED	58
OVERNIGHT STORAGE REQUIRED (1/SERVICE BAY)	29
OVERNIGHT STORAGE PROVIDED	29
TOTAL PARKING REQUIRED	161
TOTAL PARKING PROVIDED	406
ACCESSIBLE SPACES REQUIRED	5
ACCESSIBLE SPACES PROVIDED	5
LOADING SPACE REQUIRED (12' X 35')	4
LOADING SPACE PROVIDED	4

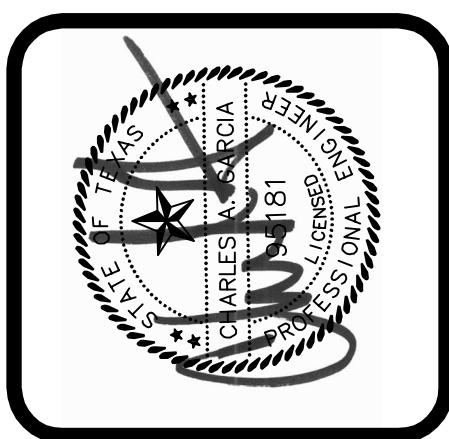
- SITE NOTES:
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING.
  - UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. HANDICAP STALLS TO THE LEFT OF AN 8 FOOT (MINIMUM) STRIPED AISLE SHALL RECEIVE A VAN ACCESSIBLE SIGN IN ADDITION TO THE ABOVE HANDICAP SYMBOLS ARE TO BE PAINTED ON THE ASPHALT.
  - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE POINTS.
  - STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF TEXAS DEPT. OF TRANSPORTATION AND CITY OF MCKINNEY STANDARDS.
  - ALL PARKING SPACES ARE TO BE 9.0' WIDE AND 90' TYPICAL UNLESS NOTED OTHERWISE.
  - ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - REFER TO ARCHITECTURAL PLANS FOR THE SITE LIGHTING ELECTRICAL LAYOUT, INCLUDING ELECTRICAL SERVICE TO THE MONUMENT SIGN.
  - PARKING STALL STRIPING SHALL BE WHITE, 4' WIDTH. HANDICAP STRIPING SHALL BE WHITE OR PER LOCAL CODE.

SITE PLAN

REVISION DESCRIPTION

#	DATE	DESCRIPTION

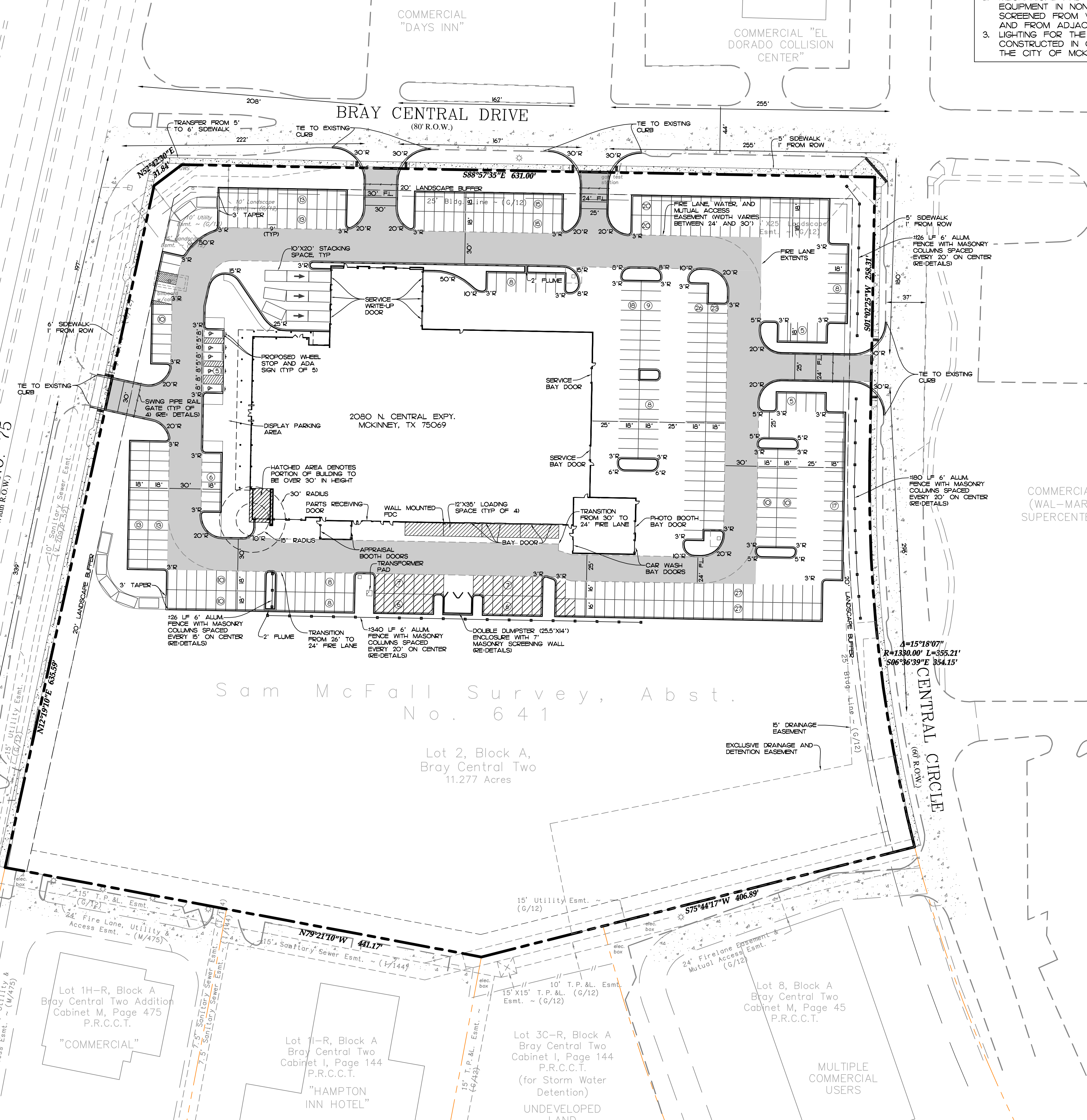
FREELAND and KAUFFMAN, INC.  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 PHONE 864-233-5497  
 FAX 864-233-8916  
 TEXAS REGISTERED ENGINEERING FIRM F-6691



MERCEDES-BENZ OF MCKINNEY  
 MCKINNEY, TEXAS  
 SONIC DEVELOPMENT, LLC  
 4401 COLWICK ROAD  
 CHARLOTTE, NORTH CAROLINA 28211  
 MARTIN WALSH  
 704-566-3980



DRAWN BY	WDE
CHECKED BY	CAG
DATE	06-12-15
SCALE	1"=50'
SHEET	1



Sam McFall Survey, Abst.  
 No. 641

Lot 2, Block A,  
 Bray Central Two  
 11.277 Acres

Lot 1H-R, Block A  
 Bray Central Two Addition  
 Cabinet M, Page 475  
 P.R.C.C.T.  
 "COMMERCIAL"

Lot 7I-R, Block A  
 Bray Central Two  
 Cabinet I, Page 144  
 P.R.C.C.T.  
 "HAMPTON  
 INN HOTEL"

Lot 3C-R, Block A  
 Bray Central Two  
 Cabinet M, Page 144  
 P.R.C.C.T.  
 (for Storm Water  
 Detention)  
 UNDEVELOPED  
 LAND

Lot 8, Block A  
 Bray Central Two  
 Cabinet M, Page 45  
 P.R.C.C.T.  
 MULTIPLE  
 COMMERCIAL  
 USERS