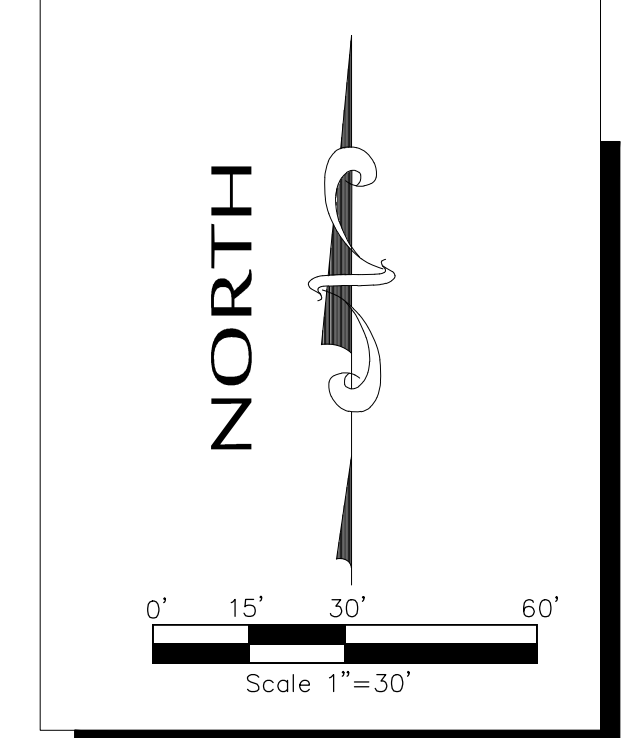
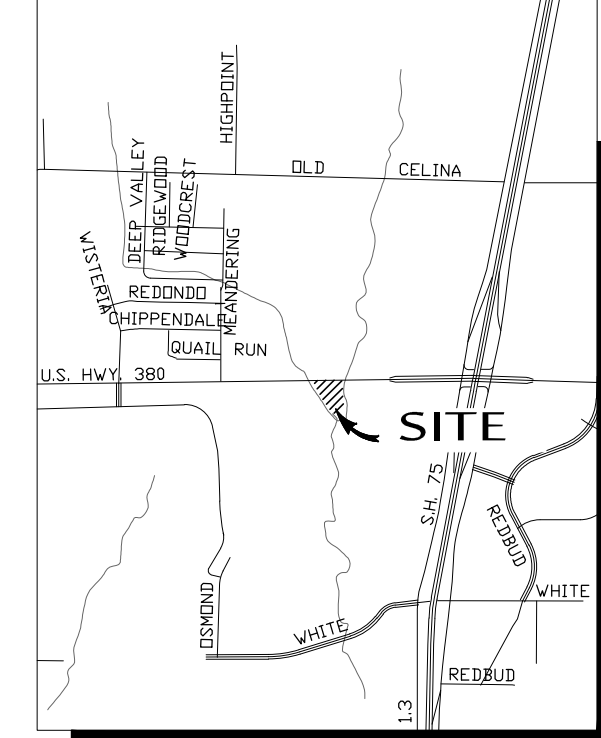


SITE MAP(NTS.)



- 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.

- NOTES:**
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor/Engineer makes no guarantees that the underground utilities shown are in the exact location indicated, although the Surveyor/Engineer does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.
- GC to confirm the location of all underground utilities and notify to the Engineer if found different than the construction plans; prior to any construction.

BENCHMARKS

City of McKinney Monument 17 NAVD88	Elev.=607.85
TBM #1- Square cut in storm inlet on the South curb line of University Drive (U.S. Highway 380) approximately 275'± West of Community Drive.	Elev.=663.91
TBM #2- Square cut in storm inlet West of Community Drive, South of a concrete approach, approx. 312'± South of University Drive (U.S. Highway 380).	Elev.=657.01

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER

ABBREVIATION LEGEND

TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GR	GAS RISER
PM	PAINT MARK
PF	PIN FLAG
WP	WOOD POST
MP	METAL POST
MES	MESQUITE
HAK	HACKBERRY
CED	CEDAR
CHB	CHINABERRY
BOD	BOIS DE ARC
WIL	WILLOW
TMK	TELEPHONE MARKER

LAND USE TABULATION

LOT	1
CURRENT ZONING	*"O" OFFICE COMMERCIAL DISTRICT
PROPOSED ZONING	"C-2" LOCAL COMMERCIAL DISTRICT
USE	AUTO REPAIR
LOT ACREAGE (AC.)	1.4993
LOT AREA (SF.)	65,310
BLDG. SIZE	3,185 S.F.
BLDG. HEIGHT	30 FT
IMPERVIOUS COVER	12,866 S.F.
LOT COVERAGE	19.70 %
F.A.R.	0.197
PARKING REQUIRED (2 FOR EACH SERVICE BAY)	8
PARKING FOR 667 SQ.FT. OFFICE BLDG. (1/400 SQ.FT.)	2 (INCLUDES 1 HANDICAP)
OVERNIGHT PARKING (1 PARKING/ PER SERVICE BAY)	4
PARKING PROV.	16

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

FIRM REGISTRATION # 09770

1001 W. EULESS BLVD., (HWY. 10), SUITE # 211, EULESS, TX, 76040

TELEPHONE: 214-988-9320 FAX: 1-866-531-8663

No.	DATE	REVISION
7	02/07/17	CITY SUBMITTAL
6	01/24/17	CITY SUBMITTAL
5	10/27/16	CITY SUBMITTAL
4	10/12/16	CITY SUBMITTAL
3	9/21/16	CITY SUBMITTAL
2	7/26/16	CITY SUBMITTAL
1	5/31/16	CITY SUBMITTAL

SPECIFIC USE PERMIT

AUTO REPAIR SHOP

LOT-1E, JAWDABS SUBDIVISION, CAB.F, SLIDE 164, M.R.C.C.T.

CITY OF MCKINNEY, DALLAS COUNTY, TEXAS.

02/07/17

ST. ABED

THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER NO. 97331, THE SEAL APPEARING ON THESE PLANS BEING MY OWN AND NOT FORGED BY ME, ABED, P.E. #97331

DATE:	07/26/16	SCALE:	1"=30'
DRAWN:	A.I.	CHECKED BY:	S.I.ABED
PROJECT #	016030		
SHEET NO:	01		