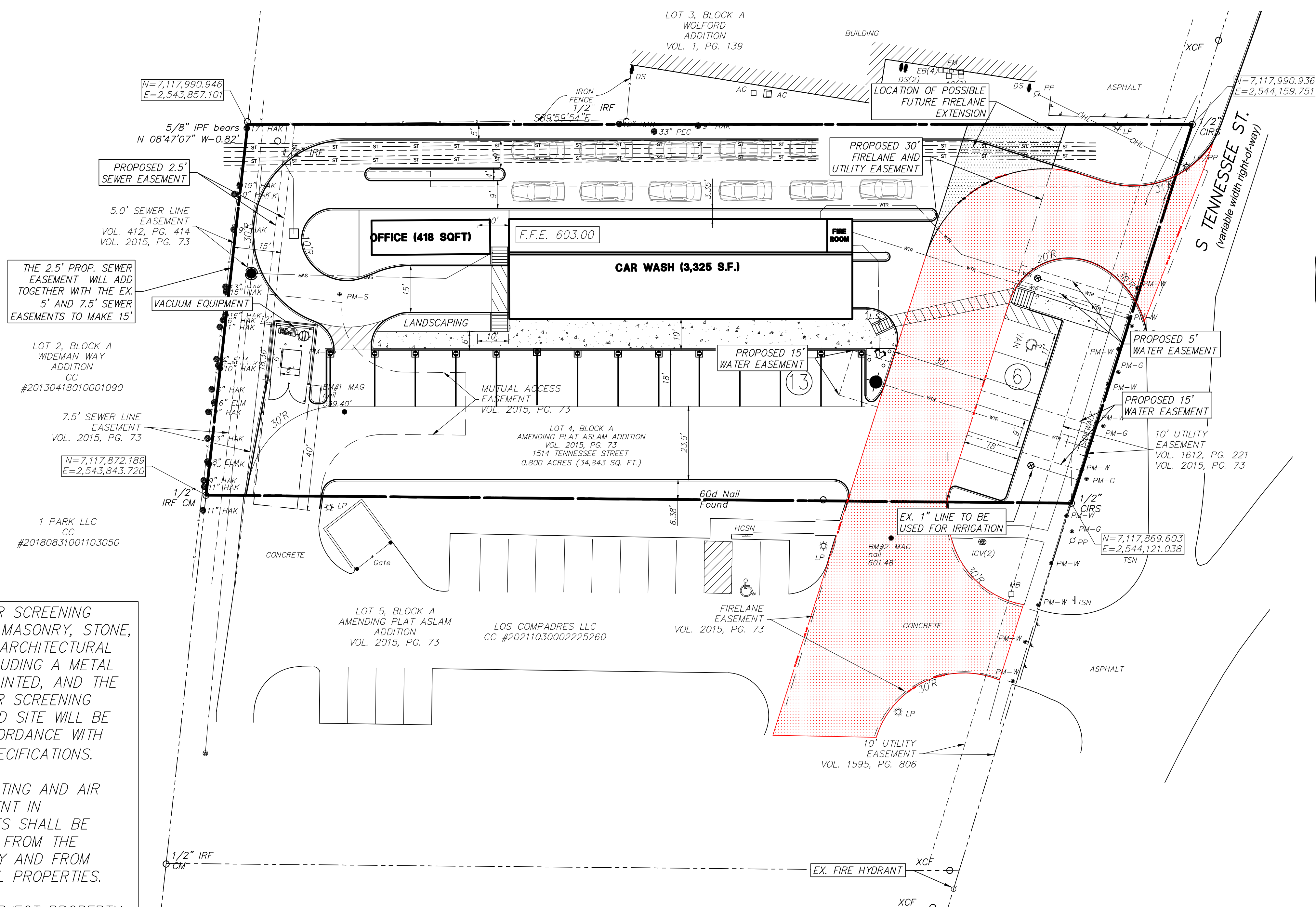
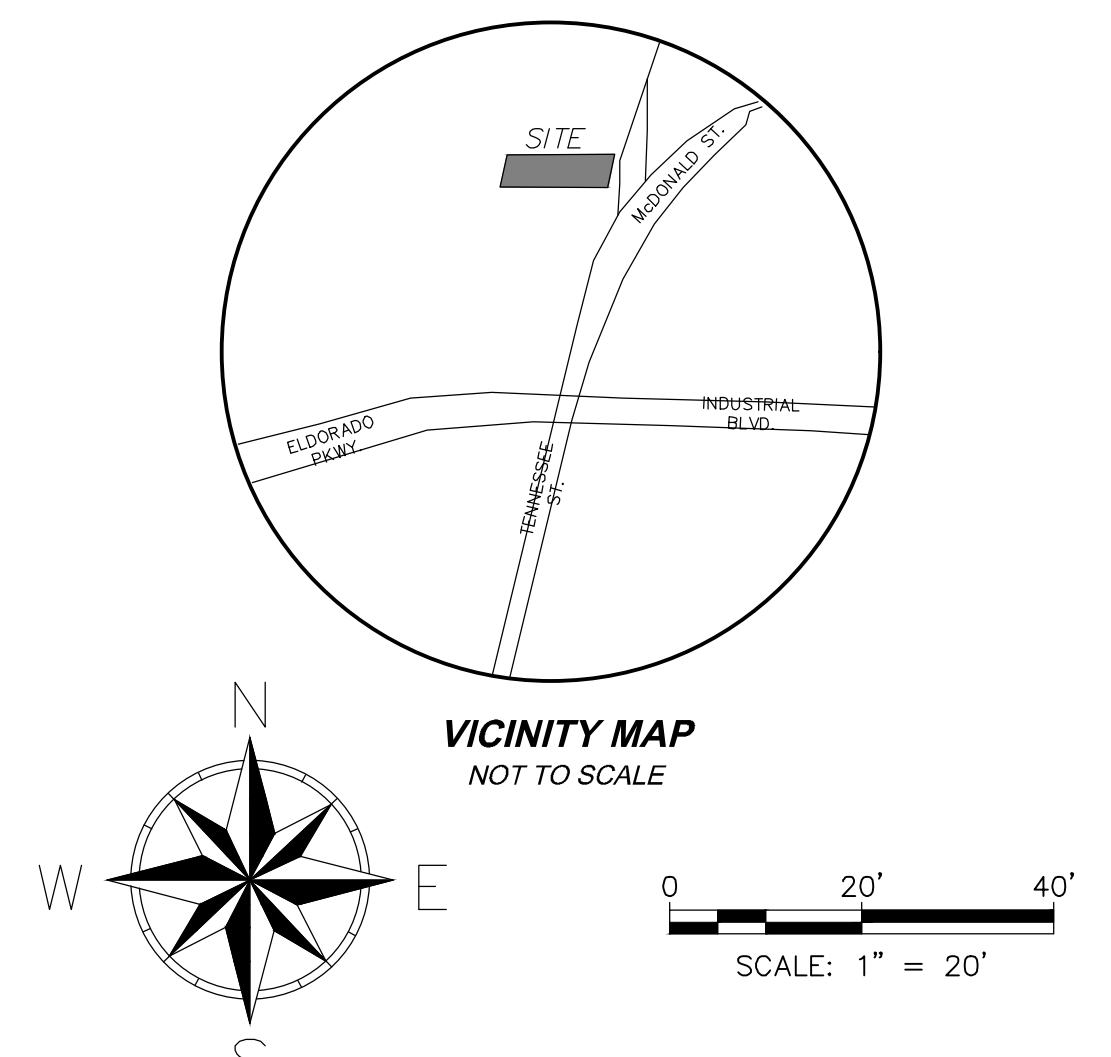


ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter



SITE DATA TABLE	
LOT 4	
EXISTING ZONING	BG
PROPOSED USE	CAR WASH
TUNNEL AREA	2,173 SF
OFFICE AREA	418 SF
EQUIPMENT AREA	1,146 SF
TOTAL BUILDING AREA	3,743 SF
EQUIPMENT + OFFICE AREA	1,564 SF
BUILDING HEIGHT	24 FT
LOT COVERAGE	34843 SF
FLOOR AREA RATIO	0.04
IMPERVIOUS AREA	27840 SF
PARKING RATIOS	1/250 (EQUIPMENT)
	1/400 (OFFICE)
PARKING REQUIRED	6 SPACES
PARKING PROVIDED	6 SPACES

7 STACKING SPACES ALSO PROVIDED
 * PARKING PROVIDED TOTAL INCLUDES HC PARKING

THE OFFICE WILL HAVE A 1/400 PARKING RATIO. THE EQUIPMENT ROOM WILL HAVE A 1/250 PARKING RATIO.

SNAP CLEAN MCKINNEY
 WILL WINKELMANN
 6750 HILLCREST PLAZA DR
 DALLAS, TX 72530
 972-490-7090
 CHAD WEST
 3606 S. TYLER ST
 DALLAS, TX 75224
 214-509-7555
 1514 S. TENNESSEE ST, MCKINNEY, TX 75049

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'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 RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

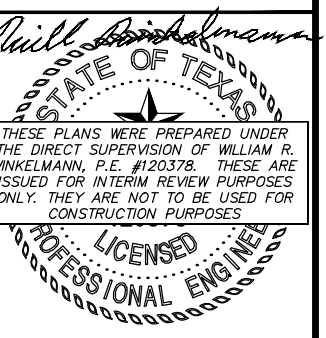
PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

SNAP CLEAN CAR WASH
 MCKINNEY, TX 75069

C-01.00

Winkelmann & Associates, Inc.



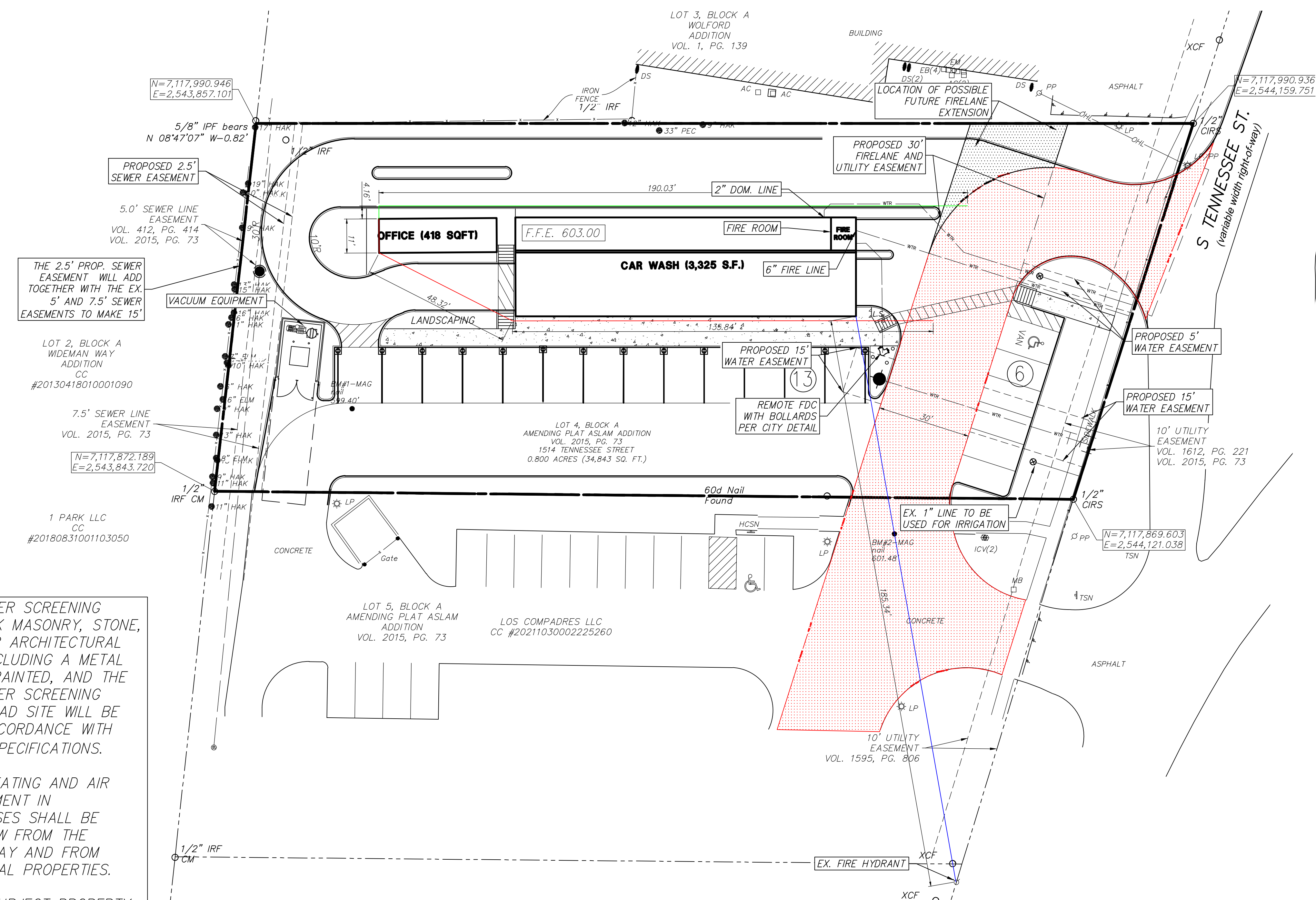
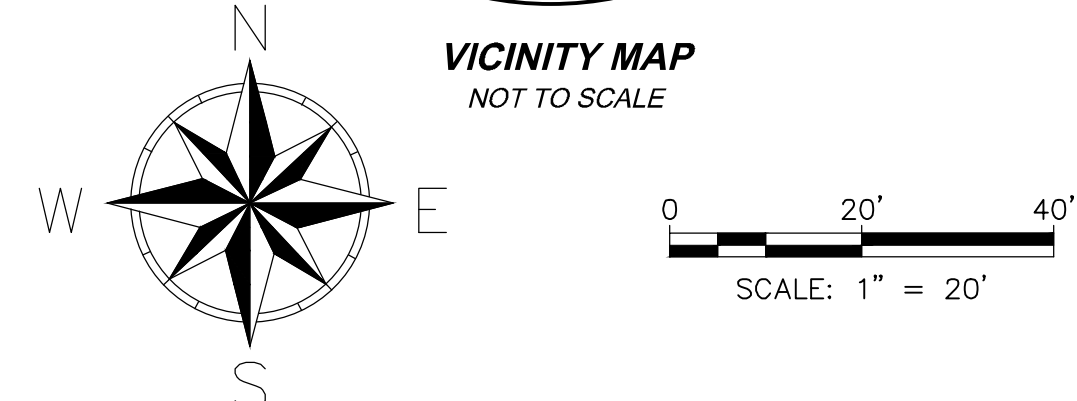
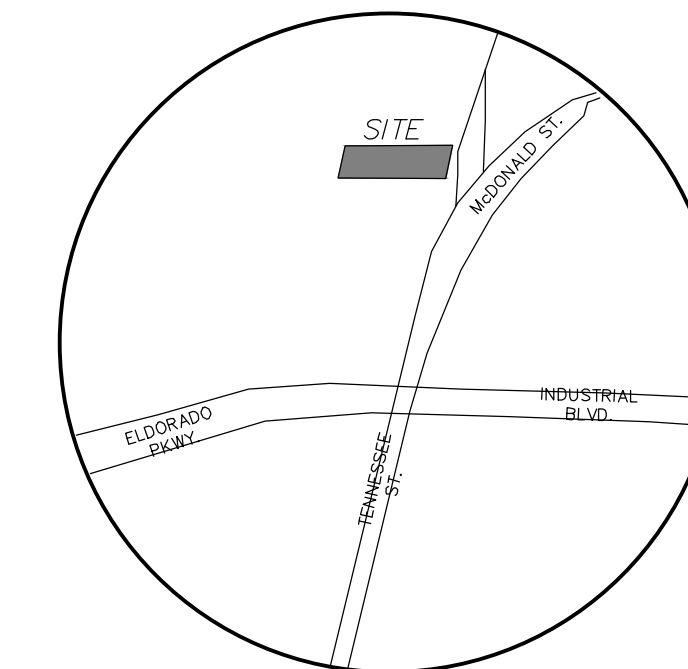
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No.	DATE	REVISION	APPROVAL
6.			
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SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UCG	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

LENGTH OF GREEN HOSE LAY: 194.21 FT
 LENGTH OF RED HOSE LAY: 195.15 FT
 LENGTH OF BLUE HOSE LAY: 185.3 FT
 THE BUILDING WILL BE SPRINKLERED SO
 HOSE LAY CAN BE 200 FT



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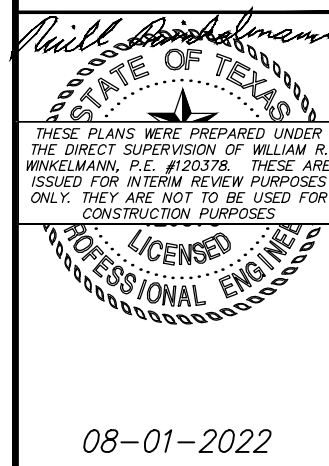
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PRELIMINARY - NOT FOR CONSTRUCTION

FIRE PROTECTION PLAN

SNAPCLEAN CAR WASH
 MCKINNEY, TX 75069



08-01-2022

No.	DATE	REVISION
6.		
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