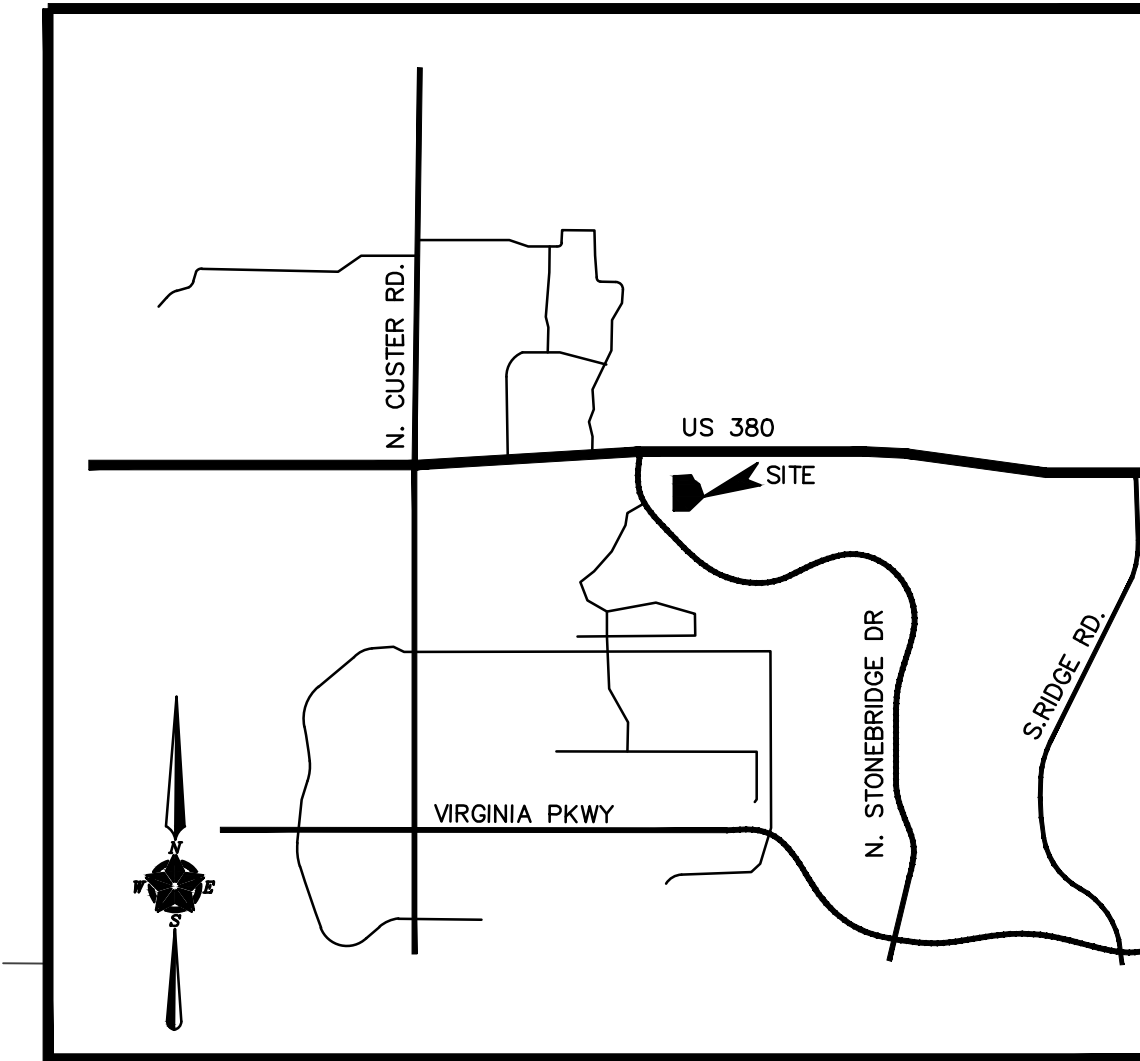
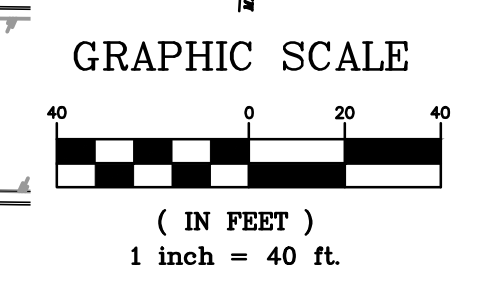
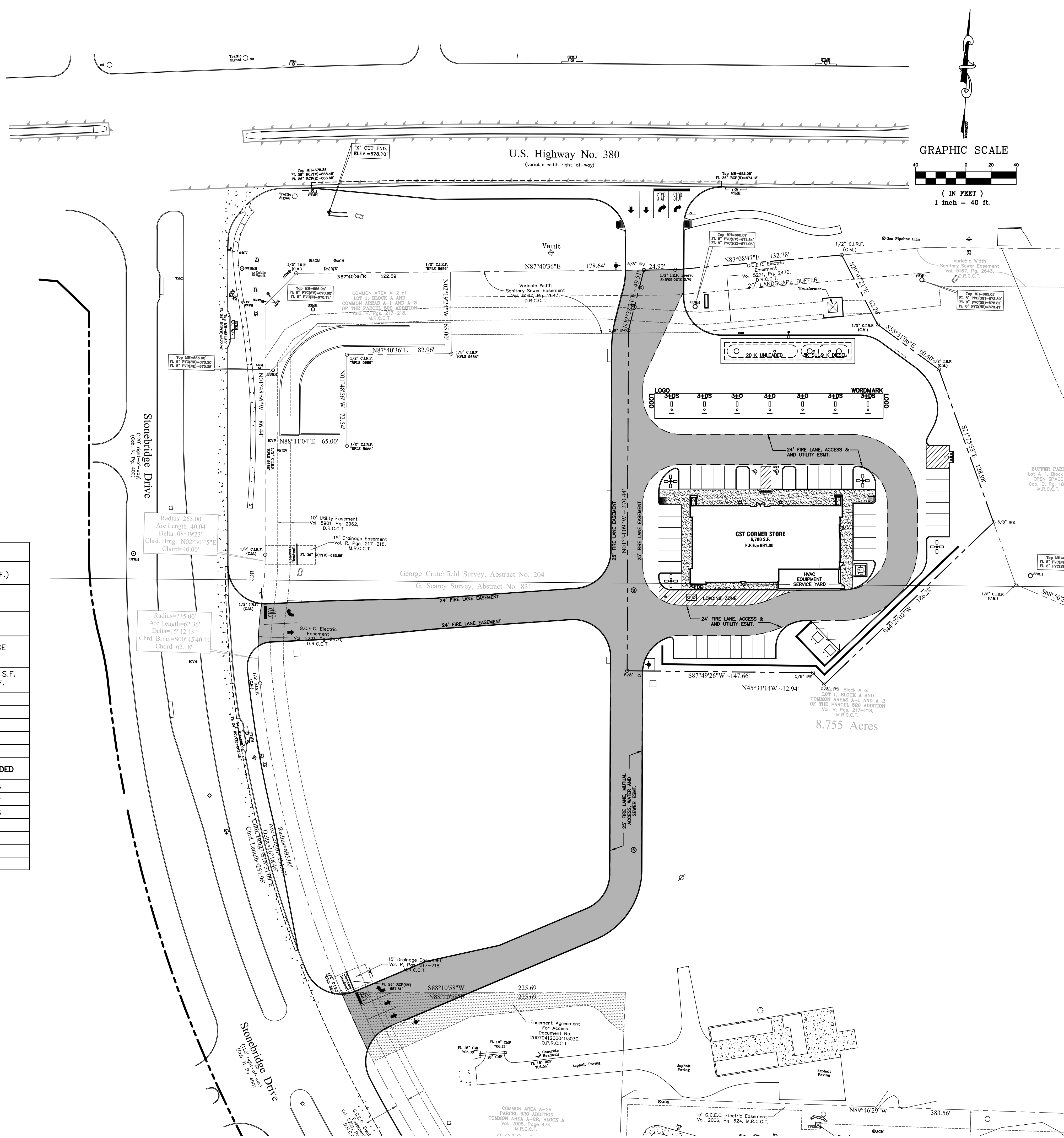


LEGEND:

- PROPERTY LINE
- - - PROPOSED CURB & GUTTER
- ⊕ LIGHT POLE
- ⊕ GREASE TRAP
- ⊕ CLEAN-OUT
- ⊕ DOUBLE CLEAN-OUT
- ⊕ WATER METER
- ⊕ IRRIGATION METER
- ⊕ STOP BAR STRIPING
- ⊕ HANDICAP SPACES
- ⊕ ADA RAMP
- ⊕ BOLLARD
- ⊕ TRAFFIC/HANDICAP SIGN
- ⊕ CURB INLET
- FIRELANE
- ⊕ G.C.E.C. Easement
- ⊕ 15' Drainage Easement
- ⊕ 10' Utility Easement
- ⊕ 15' Drainage Easement
- ⊕ G.C.E.C. Easement

SITE DATA TABLE

SITE AREA:	1.757 AC (76,518 S.F.)	
ZONING:	C2 LOCAL COMMERCIAL DISTRICT	
CURRENT USE:	VACANT	
PROPOSED USE:	CST 6,700 SF SERVICE STATION	
AREA:	GROSS AREA=76,518 S.F. NET AREA=67,709 S.F.	
BUILDING DATA:		
BUILDING AREA	6,700 S.F.	
BUILDING HEIGHT	20'-0" (1 STORY)	
BUILDING COVERAGE	8.7%	
F.A.R.	0.087	
PARKING SUMMARY: *1 SP PER 4 PUMPS & 1 SP PER 250 S.F.	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	29	36
HANDICAP SPACES	2	2
TOTAL SPACES	31	38
LANDSCAPE:		
TOTAL LANDSCAPE PROVIDED	29.7%	
PERVIOUS:	17,538 S.F.	
IMPERVIOUS:	58,980 S.F.	



John Thomas ENGINEERING
800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830

FIRM NO. F-12225
STATE OF TEXAS
JOHN THOMAS WEASELS
Professional Engineer
05-31-16

SPECIFIC USE PERMIT
CST CORNER STORE #1879
SEC OF US 380 & STONEBRIDGE Dr.
MCKINNEY, TX 75071

REVISION RECORD		
02-22-16	PRELIMINARY SITE PLAN SET	
03-14-16	REVISED 2nd SUP COMMENTS	
05-31-16	REVISED 4th SUP COMMENTS	

SHEET NO.
SUP

RECEIVED
By Planning Department at 11:41 am, May 31, 2016