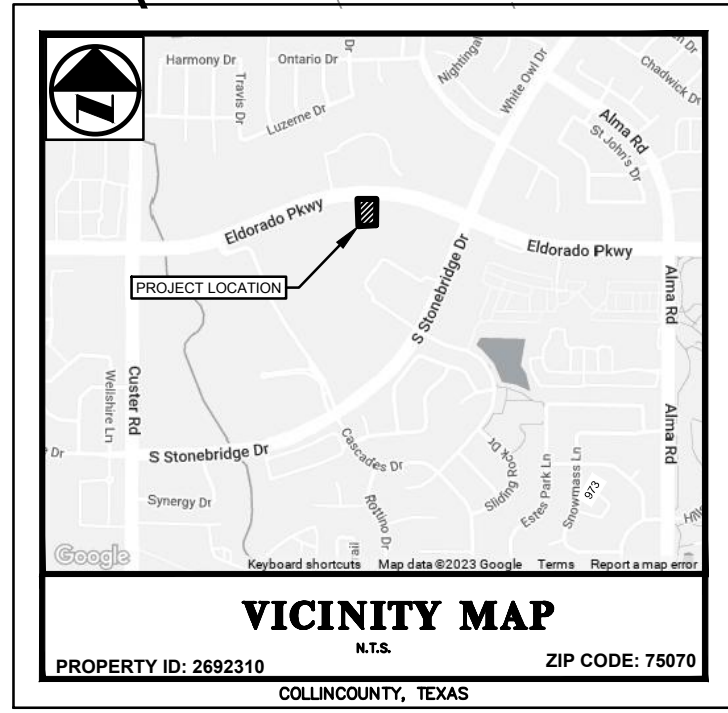


LEGEND

[Symbol]	PROPOSED FIRE LANE
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	PROPOSED LIGHT DUTY PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING FIRE LANE
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	WATER METER (AND VAULT)
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	STORM SEWER MANHOLE
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	TYPICAL
[Symbol]	SSE SANITARY SEWER EASEMENT
[Symbol]	WE WATER EASEMENT
[Symbol]	DE DRAINAGE EASEMENT
[Symbol]	BFR BARRIER FREE RAMP
[Symbol]	SW SIDEWALK
[Symbol]	BL BUILDING LINE/SETBACK
[Symbol]	CI CURB INLET
[Symbol]	GI GRATE INLET
[Symbol]	WI WYE INLET
[Symbol]	JB JUNCTION BOX
[Symbol]	MH MANHOLE
[Symbol]	EX EXISTING
[Symbol]	PROP. PROPOSED
[Symbol]	LA LANDSCAPE AREA

SITE DATA TABLE

GENERAL SITE DATA	
GENERAL SITE DATA	LOT 2R4, BLOCK A, ELDORADO STONEBRIDGE ADDITION
ZONING PD ORD. NO.	C2- LOCAL COMMERCIAL
LAND USE	VEHICLE REPAIR, MINOR
LOT AREA (SQ. FT)	43,669
LOT AREA (ACRES)	1.003
BUILDING #1 FIRST STORY AREA (SQ. FT)	1,365
BUILDING #1 HEIGHT	16'3"
LOT COVERAGE	3.13%
FLOOR AREA RATIO	0.031
REQUIRED PARKING	
REQUIRED PARKING RATIO	1 PARKING SPACE: 750 SF 3 STACKING SPACES: 1 SERVICE LANE
TOTAL PARKING REQUIRED	2
TOTAL STACKING REQUIRED	9
TOTAL PARKING PROVIDED	21
TOTAL STACKING PROVIDED	12
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1



- GENERAL NOTES:**
- ALL CURB RADII ARE TO BE 5' OR 3' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURBS SHALL BE 6" STANDARD UNLESS OTHERWISE NOTED.
 - BAYS SHALL BE SCREENED WITH A DOOR THAT IS FINISHED WITH GLASS AND SHALL BE CONSTRUCTED TO APPEAR AS A WINDOW WHEN CLOSED.
 - LOADING DOCKS AND LOADING BAYS FACING A PUBLIC ROW SHALL PROVIDE STREET FRONTAGE CANOPY TREES AT AN INCREASED RATIO OF 1 TREE PER 30 LINEAR FEET OF FRONTAGE WITHIN THE LANDSCAPE BUFFER ADJACENT TO THE PUBLIC RIGHT-OF-WAY.

ENGINEER:
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McKinney, Texas 75069
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Contact: Michael T. Doggett, P.E.

DEVELOPER:
Peak Development Partners, LLC
14841 Dallas Pkwy, Suite 735
Dallas, Texas 75254
Phone: (650) 455-3437
Contact: Garrett Johnson

OWNER:
Peak Stonebridge, LLC
14841 Dallas Pkwy, Suite 735
Dallas, Texas 75254
Phone: (650) 455-3437
Contact: Garrett Johnson

- CITY OF MCKINNEY SITE PLAN NOTES:**
- 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. THE DUMPSTER ENCLOSURE HEIGHT SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 8'-4".
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. HVAC WILL BE ROOF MOUNTED WITH SCREENING 12" ABOVE TOP OF EQUIPMENT.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SUP EXHIBIT
LOT 2R4, BLOCK A
ELDORADO STONEBRIDGE ADDITION
±1.003 ACRES
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
JEREMIAH MAGNER SURVEY, ABSTRACT NO. 623
JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662
SOUTHWEST CORNER OF ELDORADO PARKWAY & STONEBRIDGE DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: 02/28/2024

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-8320
WWW.KIMLEY-HORN.COM TX F-928

REVISIONS

No.	DATE	BY

PROFESSIONAL SEAL
Not for construction, bidding, or permit purposes.
Kimley»Horn
MICHAEL T. DOGGETT
Engineer No. 98628 Date: FEB. 2024

TAKE 5
SWC ELDORADO PKWY. & STONEBRIDGE DR.
MCKINNEY, TEXAS 75071

McKINNEY TEXAS
Unique by nature.

SUP SITE PLAN EXHIBIT

SHEET NUMBER
SP1