

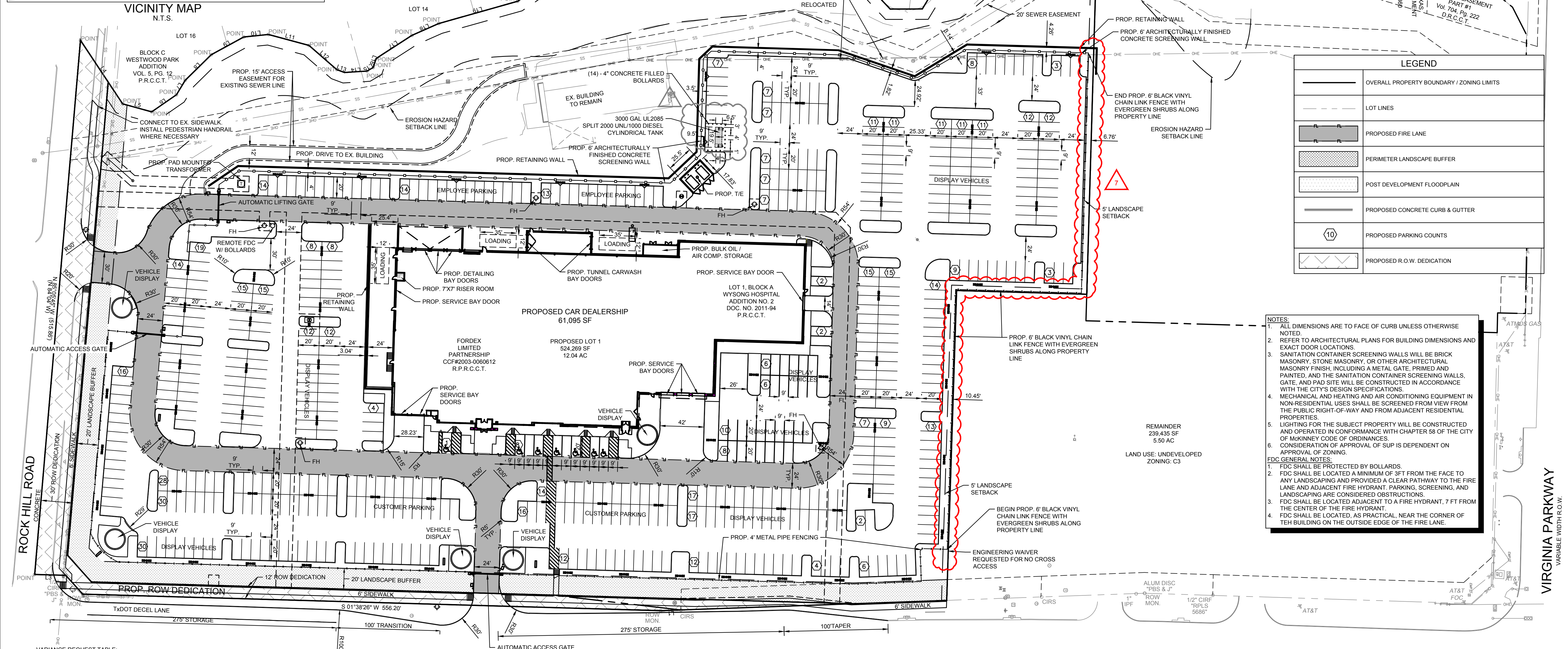
TEXAS REGISTRATION #14199  
**CLAY MOORE**  
**ENGINEERING**  
 1905 CENTRAL DR. SUITE 400  
 HOUSTON, TX 77057  
 WWW.CLAYMOOREENR.COM



**MCKINNEY DODGE**  
**U.S. HIGHWAY 75 &**  
**ROCKHILL RD**  
**McKINNEY, TX**

No.	DATE	REVISION	BY
1	10/04/2023	CHAIN LINK FENCE	LRR
2	09/20/2023	FUEL TANK	LRR
3	09/14/2023	SCREENING WALL	LRR
4	01/30/2023	TOOTH PAVEMENT	LRR
5	12/13/2022	RETAINING WALL	LRR
6	12/01/2022	WATER BOILER	LRR

**SITE PLAN**



**LEGEND**

[Symbol]	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
[Symbol]	LOT LINES
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PERIMETER LANDSCAPE BUFFER
[Symbol]	POST DEVELOPMENT FLOODPLAIN
[Symbol]	PROPOSED CONCRETE CURB & GUTTER
[Symbol]	PROPOSED PARKING COUNTS
[Symbol]	PROPOSED R.O.W. DEDICATION

**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMER 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 88 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- CONSIDERATION OF APPROVAL OF SUP IS DEPENDENT ON APPROVAL OF ZONING.

**FDC GENERAL NOTES:**

- FDC SHALL BE PROTECTED BY BOLLARDS.
- FDC SHALL BE LOCATED A MINIMUM OF 3FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT, PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
- FDC SHALL BE LOCATED ADJACENT TO A FIRE HYDRANT, 7 FT FROM THE CENTER OF THE FIRE HYDRANT.
- FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

**FLOODPLAIN NOTE**

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" & "ZONE AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 480860268K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-877-FEMA-MAP.

**VARIANCES REQUESTED:**

- REQUEST TO HAVE 10 OVERHEAD SERVICE DOORS FACING PUBLIC RIGHT-OF-WAY OR RESIDENTIALLY ZONED PROPERTY.
- REQUEST TO HAVE REQUIREMENT TO PROVIDE CROSS ACCESS TO ADJACENT PROPERTY OMITTED.

**PARKING BREAKDOWN TABLE**

PARKING REQUIRED	272 SPACES
OFFICE: 1 SPACE PER 400 SF (7,535 SF)	19 SPACES
AUTO SALES: 1 SPACE PER 500 SF INDOOR AREA + 1 SPACE PER 1000 SF OUTDOOR AREA (12,842 SF INDOOR & 102,960 SF OUTDOOR)	115 SPACES
AUTO SERVICE: 2 SPACES PER SERVICE BAY + 1 OVERNIGHT SPACE PER SERVICE BAY (46 INDIVIDUAL INDOOR SERVICE BAYS)	138 SPACES

**PARKING PROVIDED** 619 SPACES

NEW CAR DISPLAY	286 SPACES
USED CAR DISPLAY	39 SPACES
NEW CAR STORAGE	155 SPACES
CUSTOMER PARKING	63 SPACES
EMPLOYEE PARKING	27 SPACES
SERVICE PARKING	21 SPACES
CAR DISPLAY	5 SPACES
OVERNIGHT SERVICE BAY PARKING	23 SPACES

**U.S. HIGHWAY No. 75**  
 CONCRETE SURFACE  
 VARIABLE WIDTH R.O.W.

**OWNER / DEVELOPER**

MCKINNEY AUTOPEX, INC.  
 D/B/A CHRYSLER JEEP DODGE CITY  
 OF MCKINNEY  
 700 S. CENTRAL EXPRESSWAY  
 MCKINNEY, TX 75070

MCKINNEY HOSPITAL VENTURE  
 P.O. BOX 1504  
 NASHVILLE, TN 37202

**ENGINEER**

TEXAS REGISTRATION #14199  
 1903 CENTRAL DR.  
 SUITE #406  
 BEDFORD, TX 76021  
 PH. 817.281.0572  
 FAX 817.281.0574  
 CONTACT: DREW DONOSKY, PE  
 EMAIL: DREW@CLAYMOOREENR.COM

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR. AREA RATIO		PARKING					TOTAL IMPERVIOUS		TOTAL PERVIOUS							
								REQ.	PROV.	REQ.	PROV.	OFFICE	AUTO SALES	AUTO SERVICE	TOTAL	LOADING	PROVIDED PARKING	TOTAL	LOADING	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)	
PROPOSED LOT 1	C3+CC	AUTOMOTIVE DEALERSHIP (SALES, SERVICE, CAR WASH, OFFICE)	12.04	524,269	61,095	28'-0" MAX	2	50% MAX	11.7%	1:1.25 MAX	0.12	1/400 SF	19	1/500 SF INDOOR + 1/1000 SF OUTDOOR	115	2/SERVICE BAY + 1/OVERNIGHT BAY	138	272	3 SPACES (12X35')	619	3 SPACES (12X35')	4 (1VAN) 7 (2VAN)	321,841	61%	202,428	39%

**SITE2021-0011**

**MCKINNEY DODGE**  
 12.04 ACRES  
 LEGAL DESCRIPTION:  
 A PORTION OF WYSONG HOSPITAL ADDITION NO. 2, BLOCK A, LOT 1 AND  
 ABS A0891 W. D. THOMPSON SURVEY, SHEET, TRACT 139, 7.7 AC

CITY: MCKINNEY STATE: TEXAS

COUNTY: COLLIN SURVEY: W.D. THOMPSON SURVEY ABSTRACT NO: 891

DESIGN: CWP  
 DRAWN: SD  
 CHECKED: ASD  
 DATE: 10/4/2023

SUBMITTAL LOG:

MARCH 01, 2021	SITE PLAN SUBMITTAL
APRIL 07, 2021	SITE PLAN SUBMITTAL
OCTOBER 04, 2021	SITE PLAN
SEPTEMBER 12, 2022	SITE PLAN REVISION

SHEET  
**SP-1**

File No: DEV2021-00092

PLOTTED BY: LYNN ROWLAND  
 PLOT DATE: 10/4/2023 10:53 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-161 MCKINNEY DODGE\CAADD\SHEETS\SITE PLAN\SP-1 SITE PLAN.DWG  
 LAST SAVED: 10/4/2023 10:47 AM