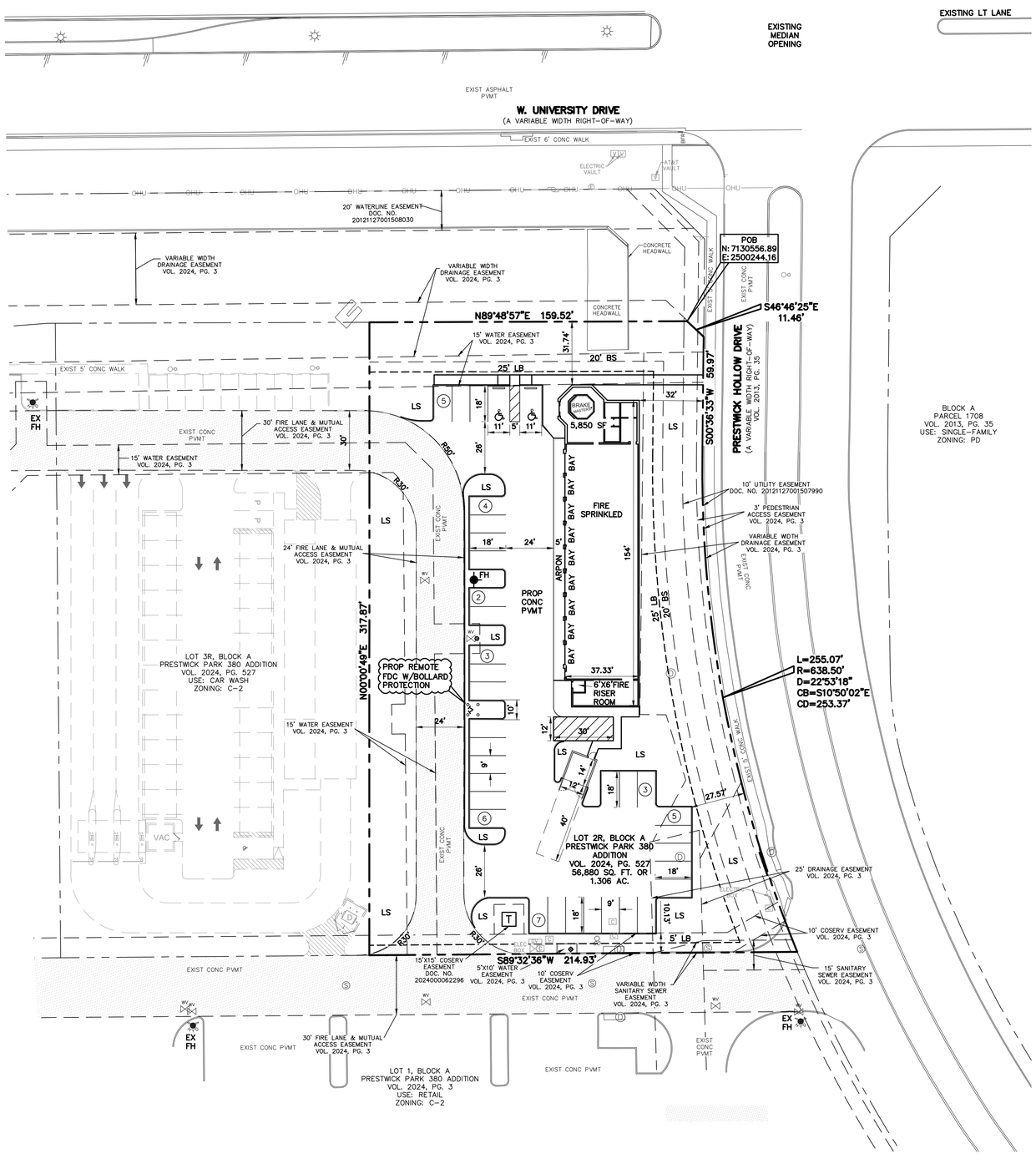
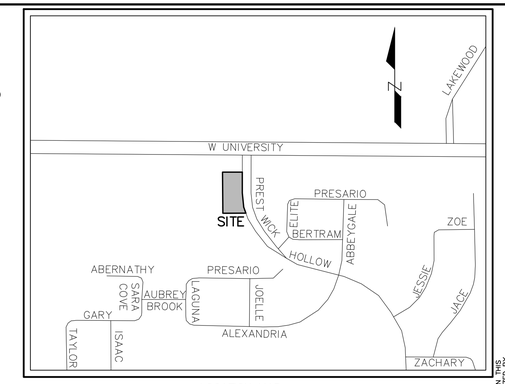


HVAC EQUIPMENT TO BE MOUNTED ON THE ROOF

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	FIRE LANE	
	PARKING COUNT	(10)
EX FH	FIRE HYDRANT	FH
	FIRE DEPT. CONNECTION	
	LANDSCAPING	LS
	LANDSCAPE BUFFER	LB
	BUILDING SETBACK	BS

NOTES

1. SURVEY PREPARED BY PEISER & MANKING SURVEYING, LLC., DATED 10/16/2025.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
4. ALL CURB RADII NOT LISTED IS 2' AT FACE OF CURB.
5. REFERENCE CIVIL ENGINEERING PLANS FOR SITE ENGINEERING DESIGN.
6. REFERENCE LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.

CITY SITE PLAN NOTES

1. 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.
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. LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: OF THIS CODE.

SITE SUMMARY TABLE LOT 2R

Site Address	US 380	
County	COLLIN	
Project Name		
Zoning District	"C2" (LOCAL COMMERCIAL)	
Proposed use	VEHICLE REPAIR, MINOR	
Site Area:	1.306 ACRES OR 56,880 S.F.	
Building Area	5,850 S.F.	
Building Height:	1 Story - 30' TO PARAPET	
Lot Coverage:	5,580 / 56,880 = 9.81%	
Floor Area Ratio:	5,580 S.F. / 56,880 = 1:0.10	
Parking Required Building:	1 SPC/750 SF	
	5,850SF/750	= 8 SPACES
Total Parking Required:		= 8 SPACES
Parking Provided:	REGULAR	= 33 SPACES
	ACCESSIBLE	= 2 SPACES
	TOTAL	= 35 SPACES
Impervious Area:	32,165 S.F.	
Impervious Area Ratio:	32,165 S.F. / 56,880 = 56.55%	
Pervious Area Ratio:	24,715 S.F. / 56,880 = 43.45%	

OWNER
DSF PRESTWICK, LP
C/O DSF CAPITAL, LLC
DAVID FOGEL
4215 W. LOVERS LANE
SUITE 250
DALLAS, TX 75209
214-893-6352

DEVELOPER
HEIGHTS PROPERTIES, LLP
SHALOM LAYTIN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-1000 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

SUP2025-0019
SUP EXHIBIT
BRAKE MASTERS – McKINNEY
LOT 2R, BLOCK A
PRESTWICK PARK 380 ADDITION
1.306 ACRES, 56,880 SF
CITY OF McKINNEY, TEXAS
DECEMBER 05, 2025

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
92832
LICENSED PROFESSIONAL ENGINEER
12/05/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ ON 12/05/2025

DEVELOPER:
HEIGHTS PROPERTIES, LLP
6179 E. BROADWAY
TUCSON, AZ 85711

SUP EXHIBIT
BRAKE MASTERS - McKINNEY
LOT 2R, BLOCK A
PRESTWICK PARK 380 ADDITION
CITY OF McKINNEY, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
740-026wg\SITE PLAN.dwg
Date: 12/05/2025

SHEET
CP1