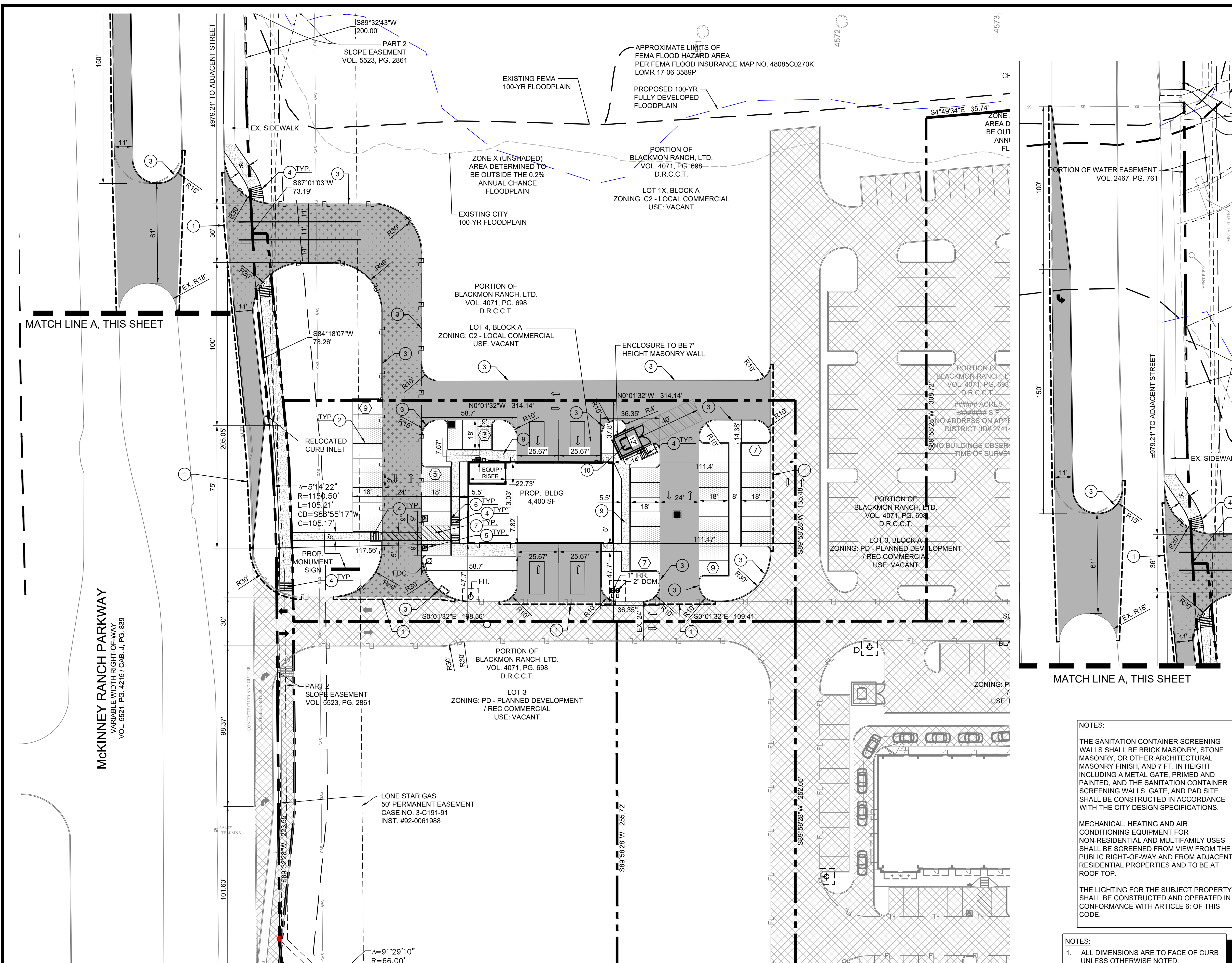


PLOTTED BY: RECSE SMITH
 PLOT DATE: 11/09/2024 10:31 AM
 LOCATION: 71 PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD SHEETS\CIVIL PLANS\SSA\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/10/2024 11:38 AM



MCKINNEY RANCH PARKWAY
 VARIABLE WIDTH RIGHT-OF-WAY
 VOL. 5521, PG. 4215 / CAB. J, PG. 839

SITE DATA SUMMARY																				
LOT	ZONING	PROPOSED USE	GROSS LOT AREA		BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
			LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)				REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)		
PROPOSED LOT 5	C2 - LOCAL COMMERCIAL	VEHICLE REPAIR, MINOR	0.99	43,133	4,400	26'-6"	1	50% MAX	10.2%	1:1.25 MAX	0.10	AUTO SERVICE (1 PER 750 SQ FT)	6	40	2	2	30,920	72%	12,213	28%

NOTES:

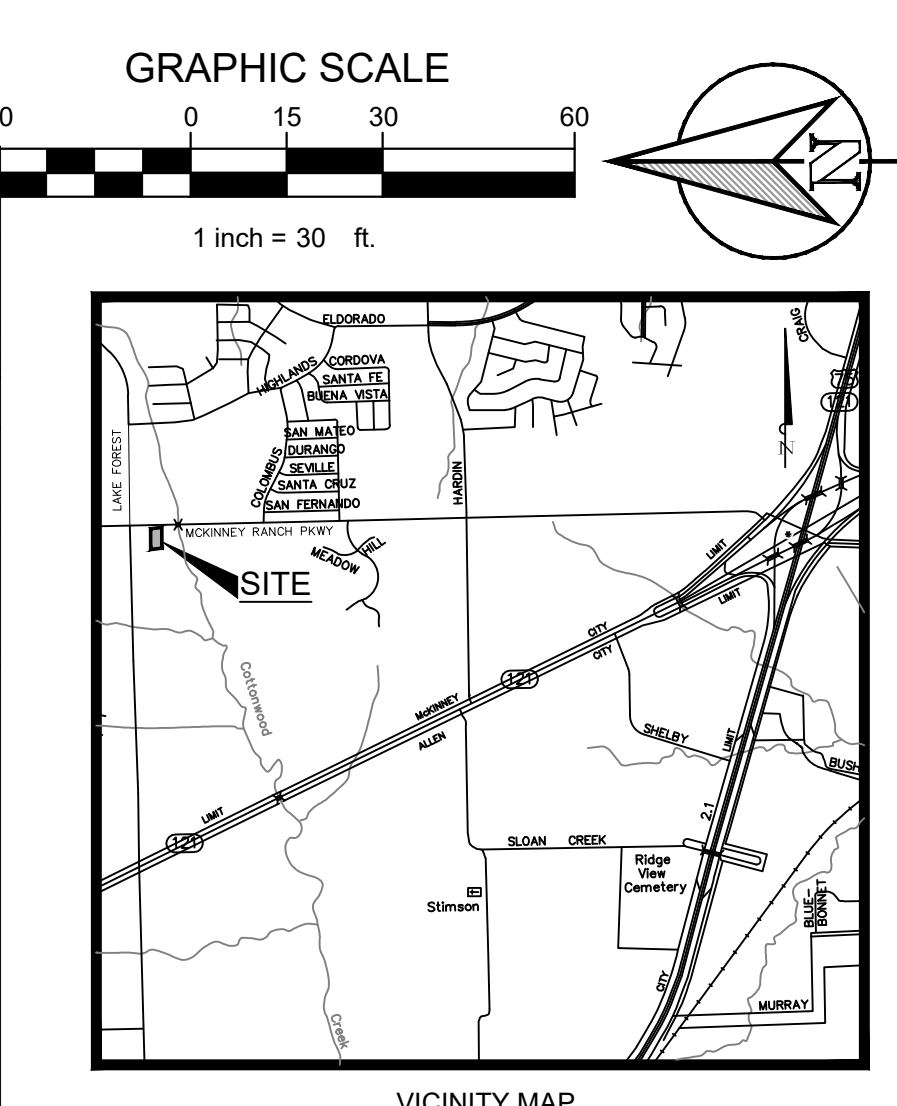
THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, AND 7 FT. IN HEIGHT INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.

MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES AND TO BE AT ROOF TOP.

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

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- WAX MYRTLE / MYRTICA CERIFERA 60" O.C. FOR WASTE ENCLOSURE SCREENING.
- HVAC REQUIRES SCREENING FROM R.O.W AND RESIDENTIAL VIEW, TO BE ROOF MOUNTED.



LEGEND	
[Symbol]	STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER AREA CONCRETE PAVEMENT
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER, SEE DETAIL SHEET X
④	PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET X
⑤	HANDICAP SYMBOL
⑥	HANDICAP SIGN
⑦	PAVEMENT STRIPING
⑧	CURB STOP PER DETAIL, SEE DETAIL SHEET X
⑨	PROPOSED SIDEWALK, SEE DETAIL SHEET X
⑩	PROPOSED DUMPSTER ENCLOSURE

SITE 2024-0041	
ZONING DESCRIPTION: C2 - LOCAL COMMERCIAL	
OWNER: SHOPS AT LAKE FOREST, LLC / HUNINGTON PROPERTIES 7700 WINDROSE AVE. STE.# 03-128 PLANO, TX. 75024 PH: 214.689.3600 CONTACT NAME: GAGE RABA	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR. STE.#406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: CLAY CRISTY	
SURVEYOR: EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION: LOT 4, ABS A0400 ISOM HARRIS SURVEY, TRACT 13, 21 ACRES	
CITY: MCKINNEY	STATE: TX.
COUNTY: COLLIN	SURVEY: ISOM HARRIS
ABSTRACT NO. 400	

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 159800 date 11/5/2024

SERVICE STREET AUTO
SEC LAKE FOREST & MCKINNEY PARKWAY
MCKINNEY, TX.

SITE PLAN

NO.	DATE	REVISION	BY

DESIGN: SDG
DRAWN: SDG
CHECKED: CLC
DATE: 2/19/2024

SHEET
SP-1

File No. 2024-009