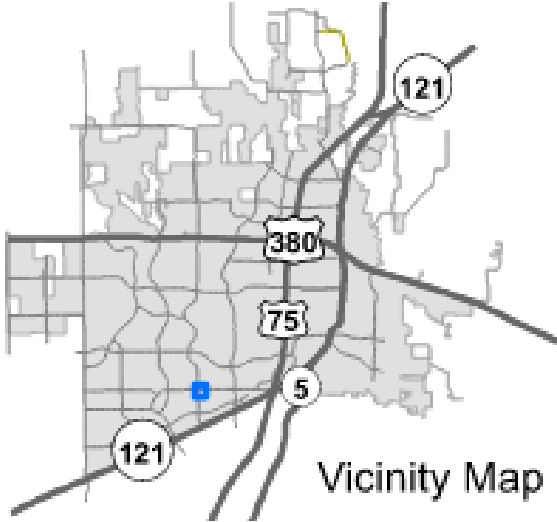
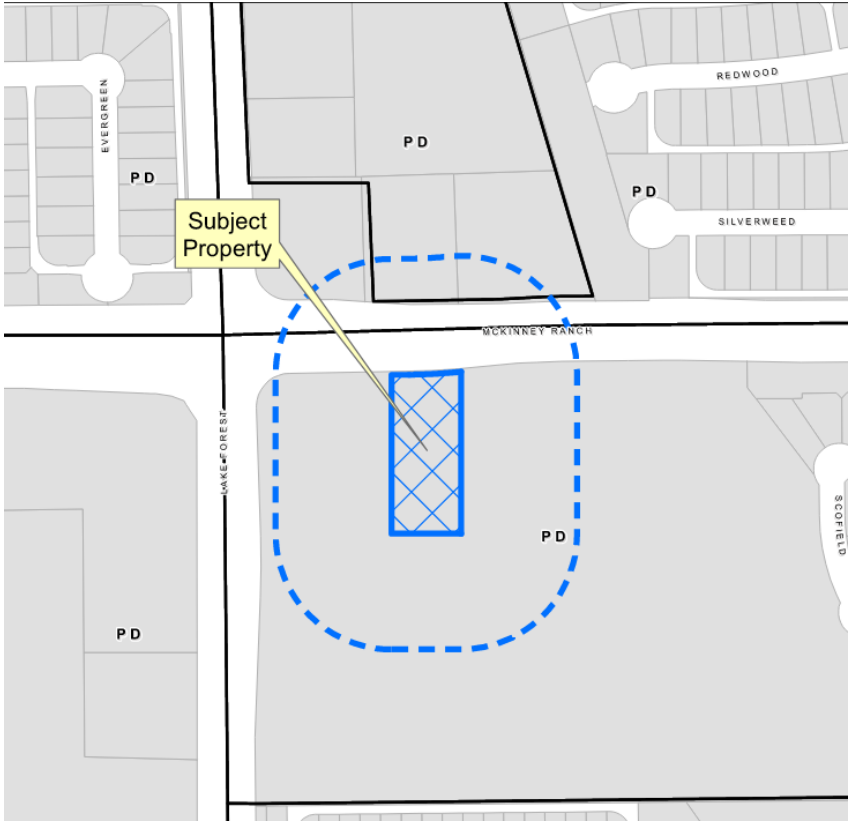


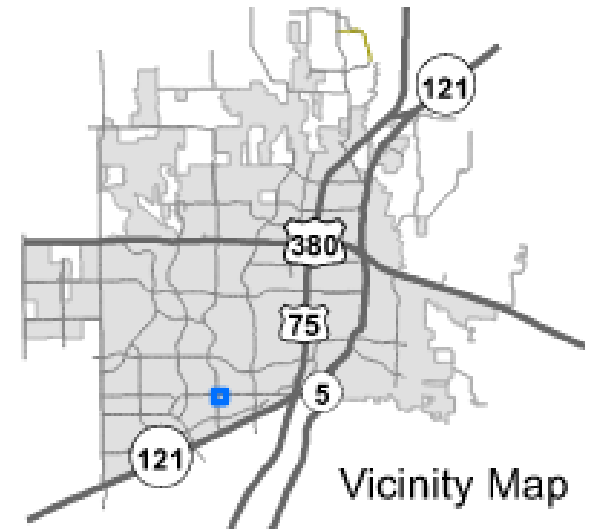
Specific Use Permit Request (Service Street Auto)

24-0013SUP

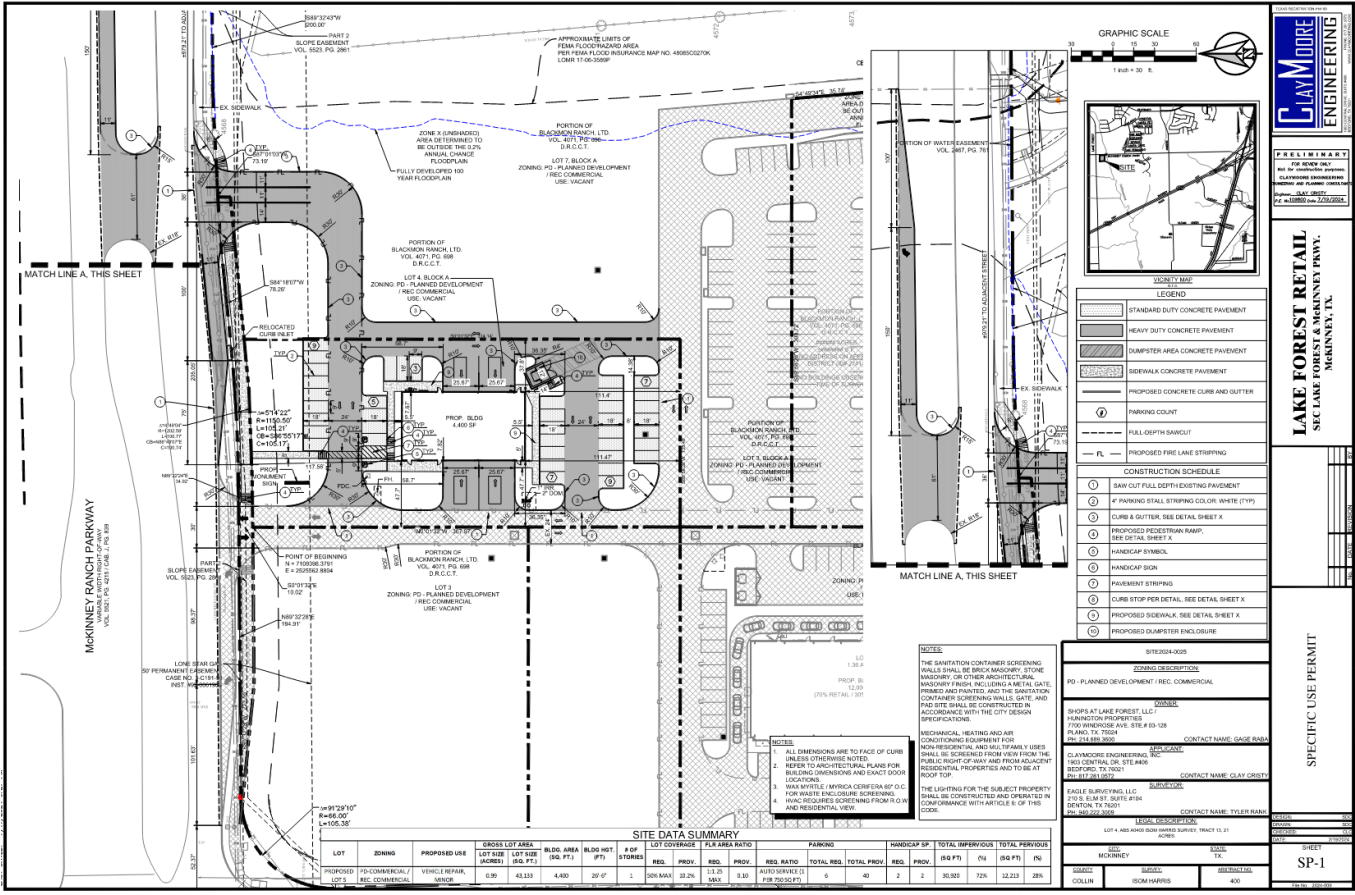
Location Map



Aerial Exhibit



Proposed SUP Exhibit

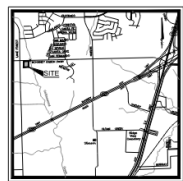
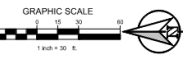


GLAY LOOSE ENGINEERING

PRELIMINARY FOR REVIEW ONLY. NOT FOR CONSTRUCTION. ALL DIMENSIONS SHOWN ARE APPROXIMATE. OWNER AND PLANNING CONSULTANT: MCKINNEY TEXAS. PROJECT NO. 22-0004. DATE: 04/25/2024.

LAKE FOREST RETAIL
SEC LAK FOREST & MCKINNEY PARKWAY, ARLINGTON, TX.

SPECIFIC USE PERMIT



- LEGEND**
- STANDARD DUTY CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - DAMPSTER AREA CONCRETE PAVEMENT
 - SEERWALK CONCRETE PAVEMENT
 - PROPOSED CONCRETE CURB AND GUTTER
 - PARKING COUNT
 - FALL DEPTH SURF CUT
 - FL - PROPOSED FIRE LANE STRIPPING
- CONSTRUCTION SCHEDULE**
- 1 SAW CUT FULL DEPTH EXISTING PAVEMENT
 - 2 4" PARKING STALL STRIPING COLOR WHITE (1"1/4)
 - 3 CURB & GUTTER, SEE DETAIL SHEET X
 - 4 PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET X
 - 5 HANDCAP SYMBOL
 - 6 HANDCAP SIGN
 - 7 PAVEMENT STRIPING
 - 8 CURB STOP PER DETAIL, SEE DETAIL SHEET X
 - 9 PROPOSED SIDEWALK, SEE DETAIL SHEET X
 - 10 PROPOSED DAMPSTER ENCLOSURE

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 GATE FINISH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- Mechanical, Heating and Air Conditioning Equipment for Non-Residential and Multi-Family Uses shall be screened from view from the public front of way and from adjacent residential properties and to be at roof top.
- Handwritten notes: 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS. 3. HAN WHITE / MYRCA CERAMA 60" O.C. FOR WASTE ENCLOSURE SCREENING. 4. HAND REQUIRE SCREENING FROM 4:30 PM AND RESIDENTIAL VIEW.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	GROSS LOT AREA		BLDG AREA (SQ. FT.)	BLDG HGT (FT.)	1. LOT COVERAGE T.F.R. AREA RATIO			PARKING			HANDICAP SP.			TOTAL SPERFLOOR			TOTAL PARKING		
			LOT SIZE (SQ. FT.)	LOT SIZE (ACRES)			MIN. PRVD.	MAX. PRVD.	REQ. RATIO	TOTAL REQ.	TOTAL PRVD.	REQ.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.
PROPOSED LOT 3	PD-COMMERCIAL / REC-COMMERCIAL	VEHICLE REPAIR, SERVICE	0.96	42,333	4,800	50'-0"	1	20%	MAX	33.2%	13.2%	3.0%	AUTO-SERVICE 11 FOR 2000000	0	40	2	2	30,000	12%	32,223	28%

PROJECT NO.	22-0004-005
ZONING DESCRIPTION	PD - PLANNED DEVELOPMENT / REC - COMMERCIAL
OWNER	SHOPS AT LAKE FOREST, LLC / HANINGTON PROPERTIES / 7700 WINTERCREEK AVE. STE # 83 138 PLANO, TX 75074 / (972) 489-2039
CONTACT NAME	GAGE GRAY
ARCHITECT	GLAY LOOSE ENGINEERING, INC. / 160 CENTRAL EX. STE 400 / DALLAS, TX 75201 / (214) 874-8400
CONTACT NAME	GLAY CRISTY
ENGINEER	EAGLE SURVEYING, L.L.C. / 2115 E. 61st ST. SUITE #104 / SPENTON, TX 75101 / (972) 489-0230
CONTACT NAME	TYLER HARRIS
DATE OF PREPARED	04/25/2024
DATE OF REVISION	
PROJECT	LAKE FOREST RETAIL
SHEET	SP-1



