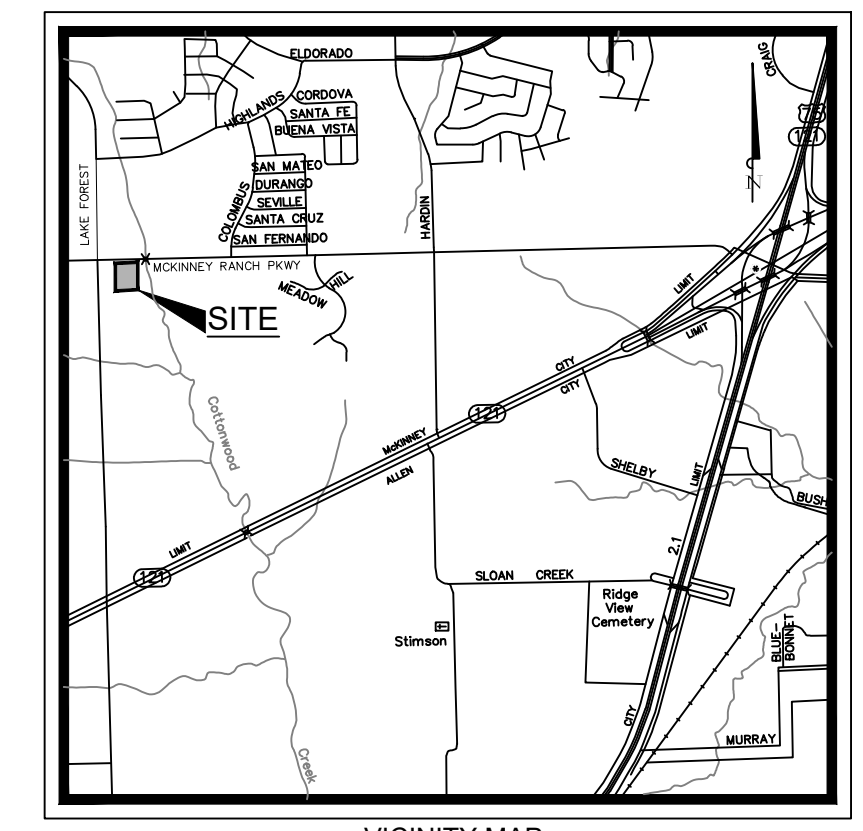
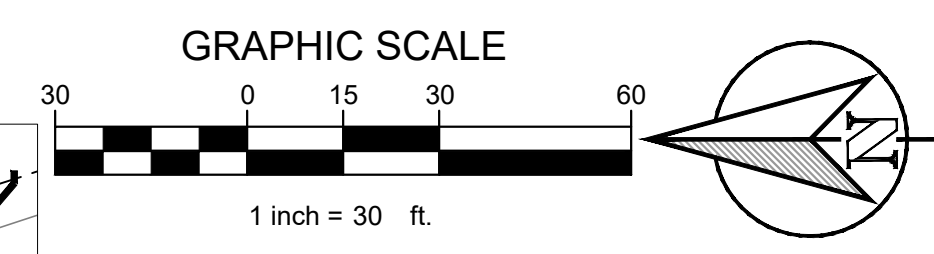
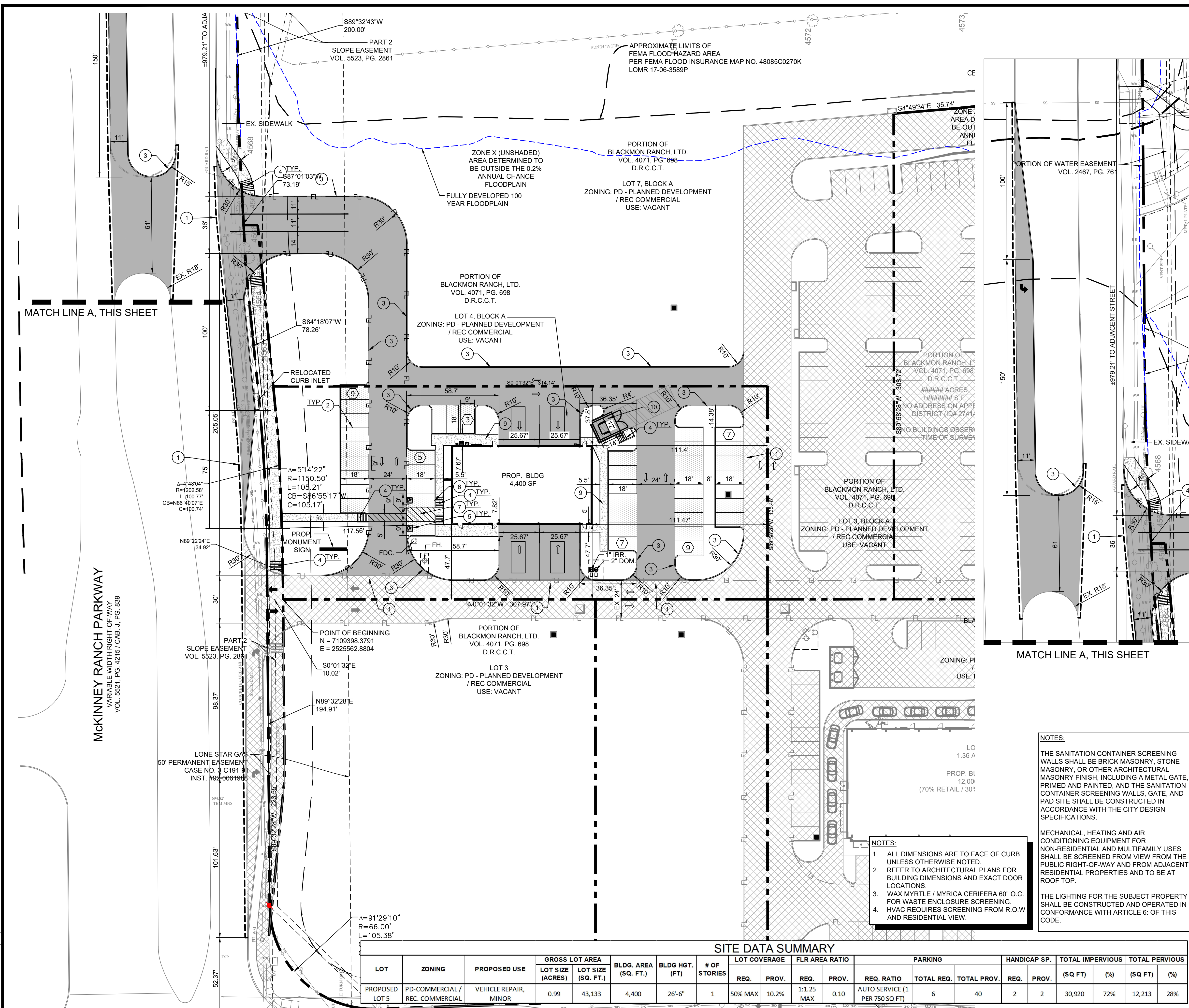


PLOTTED BY: CLAY CRISTY 7/19/2024 10:15 AM  
 PLOT DATE: 7/19/2024 10:15 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD\SHEETS\SSA PRELIMINARY PLANS\SP-1 SUP EXHIBIT.DWG  
 LAST SAVED: 7/11/2024 6:21 PM



**LEGEND**

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

**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

**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.

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 / MYRICA CERIFERA 60" O.C. FOR WASTE ENCLOSURE SCREENING.
  - HVAC REQUIRES SCREENING FROM R.O.W AND RESIDENTIAL VIEW.

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	GROSS LOT AREA		BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		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	PD-COMMERCIAL / REC. COMMERCIAL	VEHICLE REPAIR, MINOR	0.99	43,133	4,400	26'-6"	1	50% MAX	10.2%	11:25 MAX	0.10	AUTO SERVICE (1 PER 750 SQ.FT)	6	40	2	2	30,920	72%	12,213	28%

TEXAS REGISTRATION #14199

**CLAY MOORE ENGINEERING**

1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENR.COM

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS

Engineer: CLAY CRISTY  
P.E. No. 159802 date 7/19/2024

**LAKE FOREST RETAIL**  
SEC LAKE FOREST & MCKINNEY PKWY.  
MCKINNEY, TX.

NO.	DATE	REVISION	BY

**SPECIFIC USE PERMIT**

SITE2024-0025

**ZONING DESCRIPTION:**  
PD - PLANNED DEVELOPMENT / REC. 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

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

SHEET  
**SP-1**

File No. 2024-009