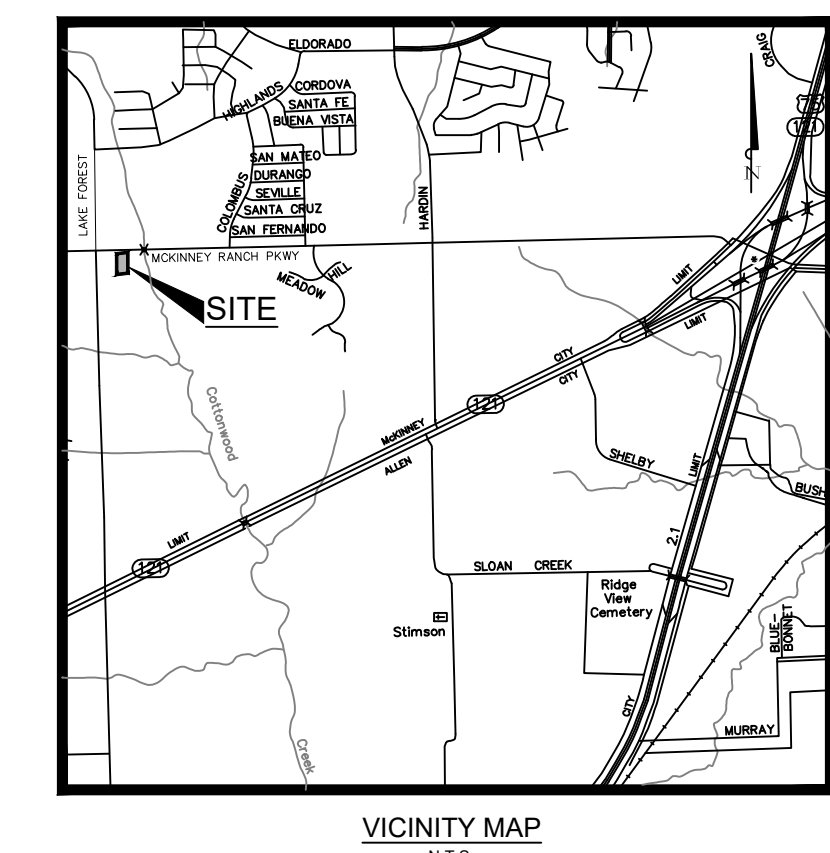
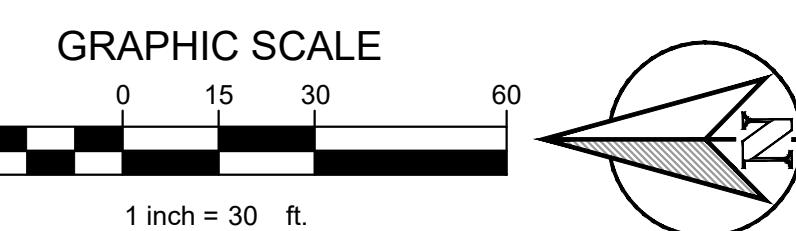
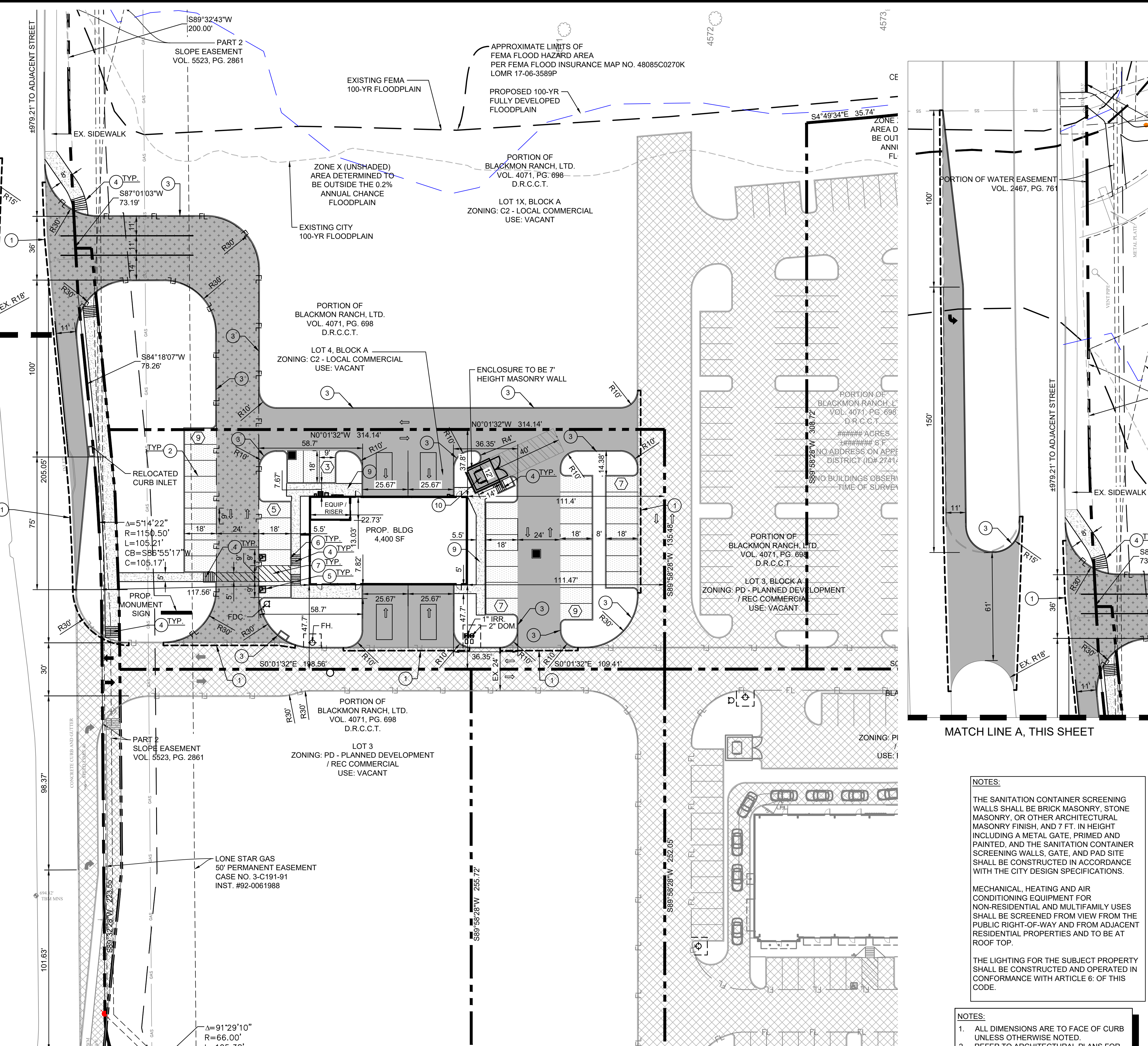


PLOTTED BY: RECSE SMITH
 PLOT DATE: 11/09/2024 10:31 AM
 LOCATION: 71 PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD SHEETS\CIVIL PLANS\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/10/2024 11:38 AM

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



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

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.

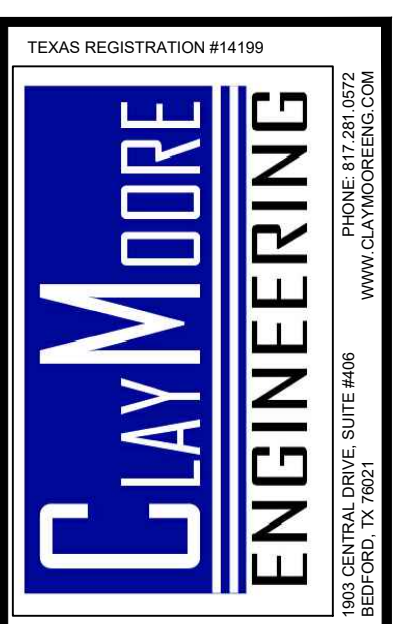
THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE.

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.

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 (SQ FT)	TOTAL PERVIOUS (SQ FT)	TOTAL PERVIOUS (%)		
			LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)				REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.						
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%



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING AND PLANNING CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 159802 date 11/5/2024

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

NO.	DATE	REVISION	BY

SITE PLAN

SHEET
SP-1

File No. 2024-009