

PAVING LEGEND

	PROP. AND EXISTING FIRELANE 6" DEPTH REINFORCED 4000 PSI CONCRETE PAVEMENT OVER 6" LIME STABILIZED COMPACTED SUBGRADE 95% DENSITY #3 BARS 24" OC BOTH WAYS
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WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SEWER	STATUS
	DOMESTIC "SIMPLE"	2"	1	6"	PROPOSED

SITE INFORMATION - LOT 13

LAND AREA: LOT 13, BLOCK A - 32,103 SF OR 0.737 ACRES
 ZONING: PD 2003-02-015
 PROPOSED USE: RETAIL
 BUILDING AREA: 4,353 S.F.
 BUILDING HEIGHT: (1 STORY) 29'-4"

FLOOR TO AREA (FAR) = 0.13 (4,353 SF/32,103 SF)
 LOT COVERAGE: 13% (4,353 SF / 32,103 SF)

PARKING REQUIRED: RESTAURANT
 PARKING REQUIRED: RESTAURANT 3,900 SF 1:150 SF = 26 SPACES

PARKING REQUIRED: RETAIL
 PARKING REQUIRED: RETAIL 453 SF 1:250 SF = 2 SPACES

PARKING PROVIDED: 26 REGULAR SPACES AND 2 HANDICAP SPACE
 TOTAL PARKING PROVIDED = 28 SPACES

TOTAL LANDSCAPE REQUIRED: 3,210 SF
 TOTAL LANDSCAPE PROVIDED: 5,439 SF

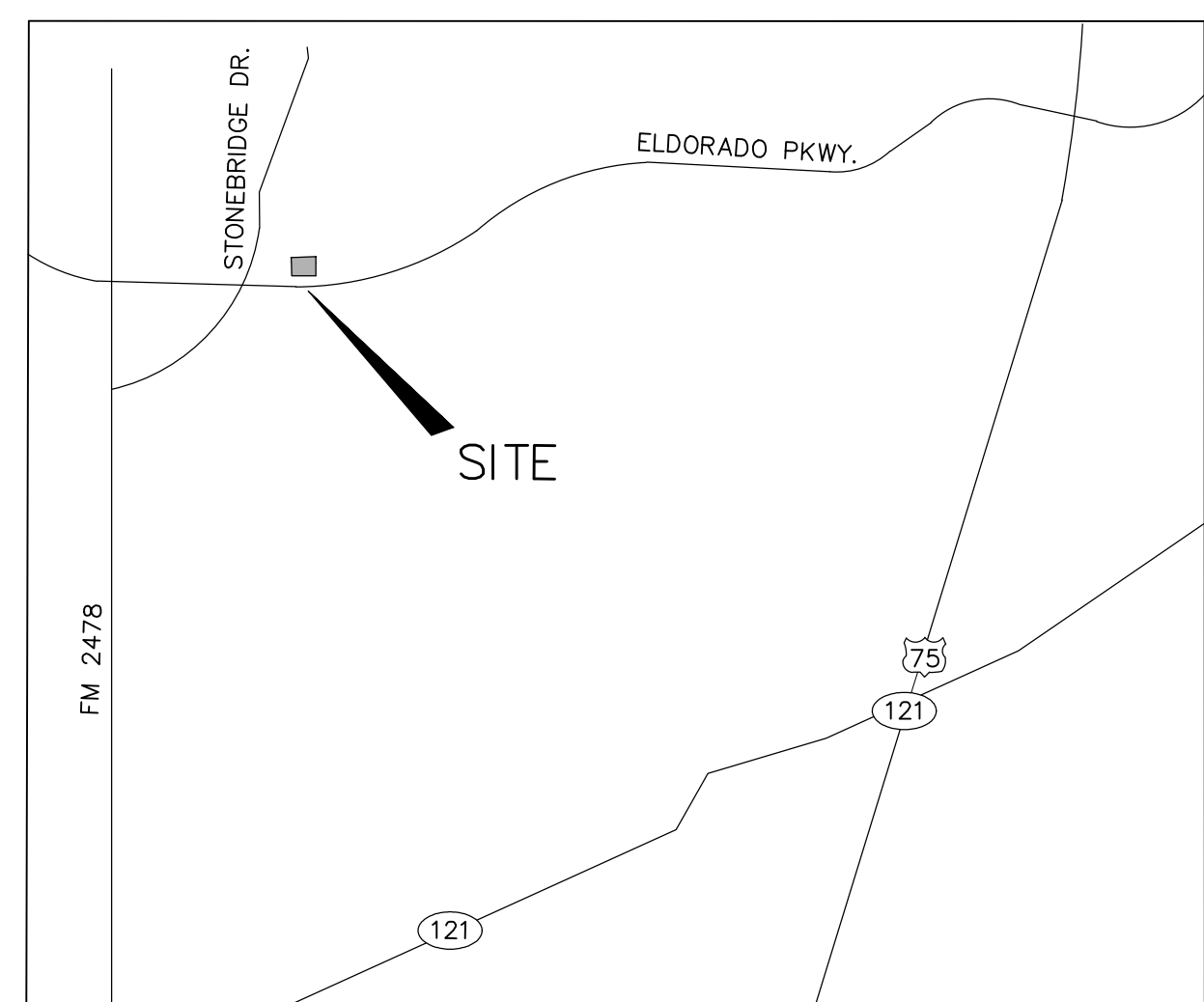
IMPERVIOUS AREA: 26,664 SF

SITE PLAN NOTES:

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 PURPOSES.

THE LIGHTING OF THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THE 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 OF MCKINNEY DESIGN SPECIFICATIONS.



LOCATION MAP
Not To Scale



LAND USE:
VACANT

APPLICANT:
Mr. Michael Allen, P.E.
Allen-Correll Engineering
101 Trails End
Highland Village, Texas 75077
Tel. 972-977-0492

OWNER:
Mr. Tony Scalise
Dorado Crossing
1412 Main, Suite 2100
Dallas, Texas 75202
Tel. 214-236-6362

MATCHLINE

ELDORADO PARKWAY
(VARIABLE WIDTH R.O.W.)

MATCHLINE

NOTE: ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.

SITE PLAN
Retail/Resturant with Drive-Thru
Stonebridge Parcel 903
Lot 13/ Blk A - 0.737 Acres

No.	Date	Revisions	App.						
PRELIMINARY FOR REVIEW ONLY Not for construction, bidding, or permit purposes. Allen-Correll Engineering Engineer: MICHAEL S. ALLEN P.E. No. 86188 page 11/2013									
DORADO CROSSING LOT 13 STONEBRIDGE & ELDORADO PARKWAY MCKINNEY, TEXAS									
SITE PLAN									
Scale: 1" = 20'	Designed by: MSA	Drawn by: MSA	Checked by: MSA	Date: DECEMBER 2014	Project No. 002-2				
						SHEET			
						1			
						OF 1			

Firm No. F-14733
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