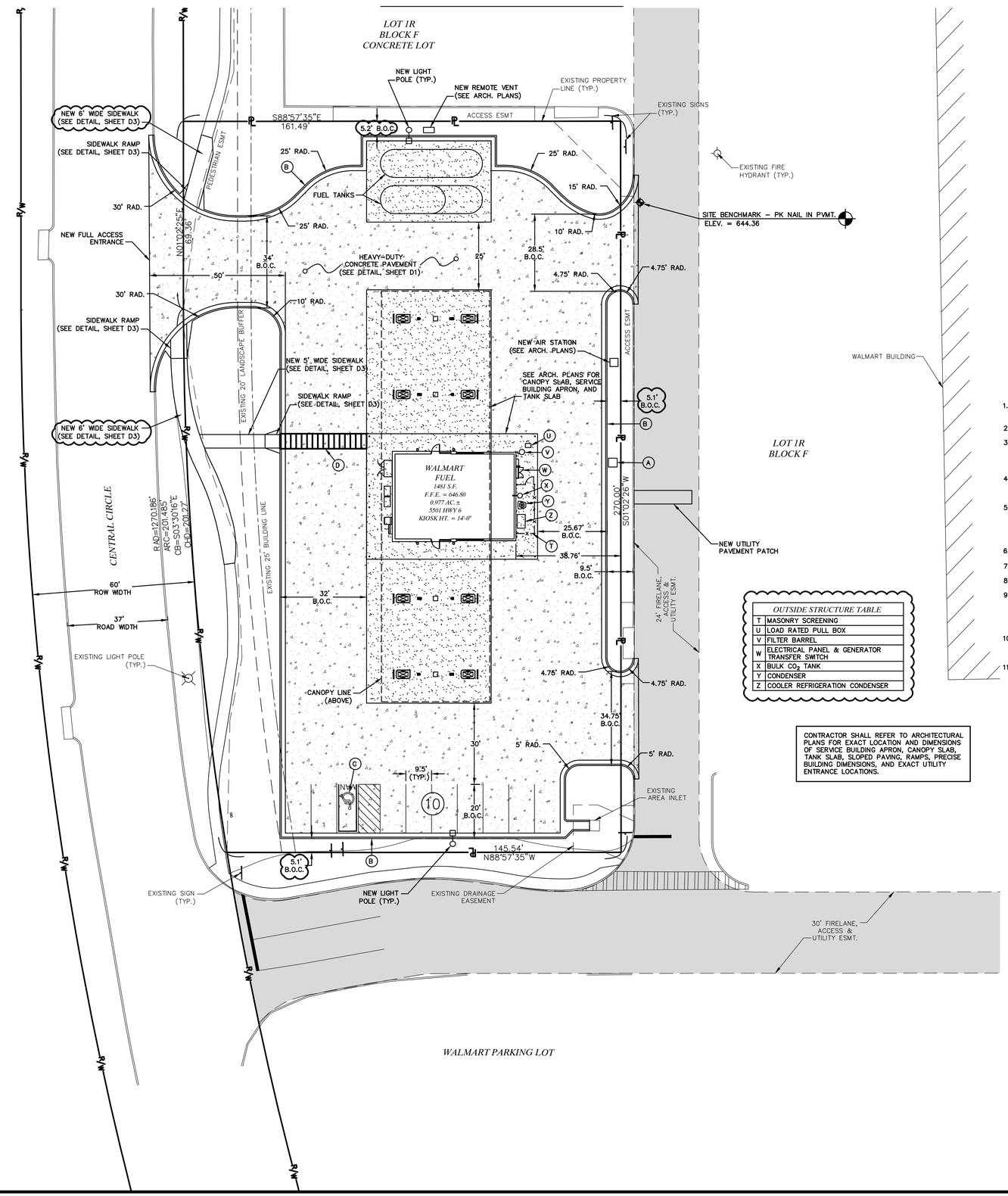
SITE PLAN



OUTSIDE STRUCTURE TABLE	
T	MASONRY SCREENING
U	LOAD RATED PULL BOX
V	FILTER BARREL
W	ELECTRICAL PANEL & GENERATOR TRANSFER SWITCH
X	BULK CO_2 TANK
Y	CONDENSER
Z	COOLER REFRIGERATION CONDENSER

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SERVICE BUILDING APRON, CANOPY SLAB, TANK SLAB, SLOPED PAVING, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.

20 0 10 20 40

DECEMBER, 2014

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	R/W
	BUILDING SETBACK	
	EASEMENT	
AE	AERIAL ELECTRIC	AE
	UTILITY POLE / GUY WIRE	
	INLET	
	SANITARY MANHOLE	
	FIRE HYDRANTS	
	TREE	
	MASONRY SCREENING	
	LIGHT	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	

SITE PLAN NOTES

1. The sitework on this project shall meet or exceed the City of McKinney and Walmart standards and specifications.
2. Site is zoned: PD "Planned Development"
3. Underground structures, facilities and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
4. Contractor to contact telephone, electric, gas, water and cable companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
5. All unsurfaced areas are to receive 4 inches of topsoil. Contractor to sod, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. The Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
6. All dimensions are to edge of pavement unless otherwise noted.
7. Parking is to be striped with 4" wide painted yellow lines as indicated.
8. Refer to architectural plans for site lighting electrical plans.
9. 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.
10. 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 properties.
11. The lighting for the subject property will be constructed and operated in conformance with chapter 58 of the City of McKinney Code of Ordinances.

SITE LEGEND

(A) NEW PAD MOUNTED TRANSFORMER. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.

(B) 24" CONCRETE CURB AND GUTTER TYPICAL. (SEE TYPE "A" CONCRETE CURB AND GUTTER DETAILS, SHEET D1)

(C) ACCESSIBLE PARKING SPACE TYPICAL. SEE "PARKING LOT STRIPING DETAILS," SHEET D1 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" – INDICATES VAN ACCESSIBLE SPACE)

(D) PAINTED PAVEMENT STRIPING. STRIPES SHALL BE PAINTED SYSL/12" AT 3'–0" O.C. (SEE DETAIL, SHEET D1)

CONTRACTOR SHALL PROVIDE A ONE–YEAR WARRANTY FOR ALL LANDSCAPING.

THE FUEL STATION WILL UTILIZE THE SUPERCENTER DUMPSTER. NO DUMPSTER WILL BE PROVIDED AT THE FUEL STATION.

FUEL STATION SITE DATA	
KIOSK PROTO	1440
KIOSK LOCATION	CANOPY
STACKS	8

SITE DATA

LOT AREA:	0.98 AC.
IMPERVIOUS AREA:	0.75 AC.
BUILDING AREA:	1,481 S.F.
LOT COVERAGE:	3.5%
PARKING SPACES:	10 SPACES
PARKING SPACES REQUIRED:	10 SPACES
PARKING RATIO:	1.0 SPACE / 4 PUMPS 1.01 SPACE / 250 S.F.
PARKING RATIO REQUIRED:	1.0 SPACE / 4 PUMPS 1.0 SPACE / 250 S.F.

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (fax)
636–584–0512 (tel)
mail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

Two working days prior to the start of any excavation on this site, contractor shall call Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF TEXAS
SHANNON D. JOHANNING
115329
LICENSED
PROFESSIONAL ENGINEER
12/19/14
Shannon D. Johanning, PE
TX# 115329

WALMART FUEL
WALMART SUPERCENTER #206-509
CITY OF McKINNEY, TX

DATE:	REVISION:	DWN. BY:	APPD. BY:
12–19–14	CITY COMMENTS	TES	DPV

DWN. BY: JMM
APPD. BY: SDJ
DATE: DEC. 3, 2014
SCALE: 1" = 20'
PROJ. NO: 13–5623
DWG. NO: C2
SITE PLAN

Drawing name: F:\13-5623\AutoCAD Drawings\5623 Plan Sheets\5623 Site Plan.dwg Tab: Site Plan Plotted on: Dec 29, 2014 – 9:15am Plotted by: tschowe