

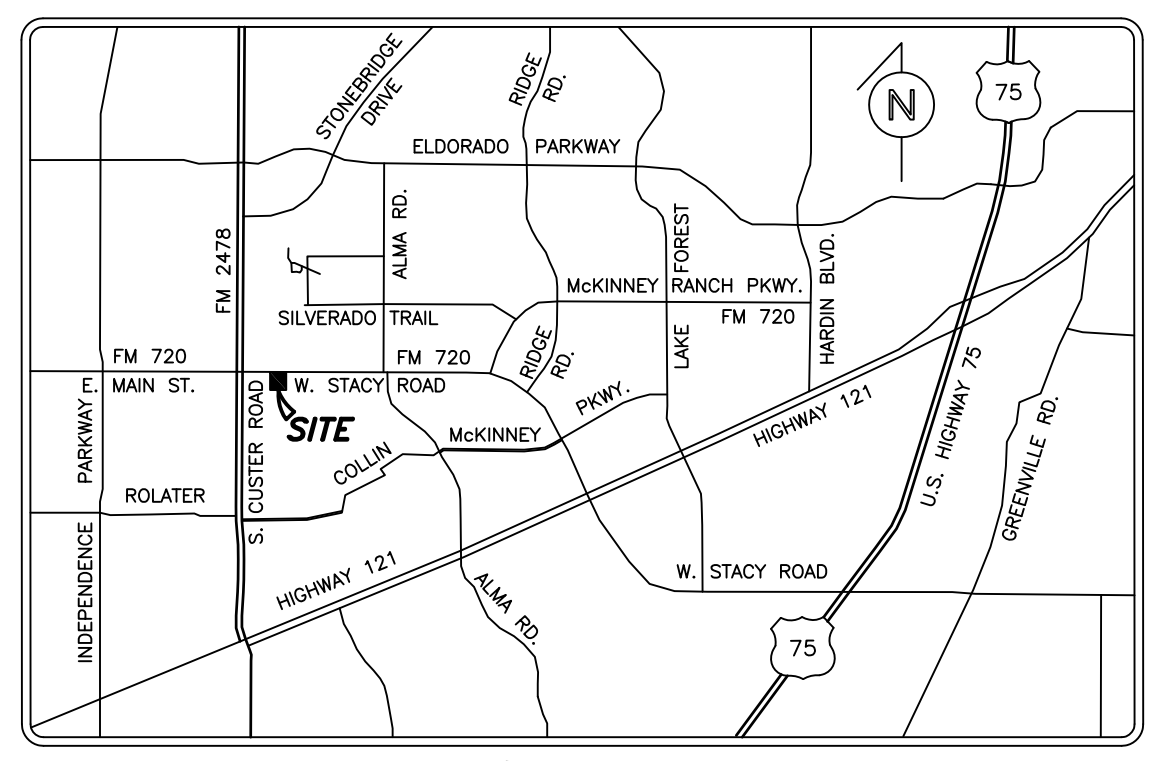
STACY ROAD I.F.M. 7201

(VARIABLE WIDTH RIGHT-OF-WAY)

- LEGEND**
- F.H. FIRE HYDRANT
 - OX SET CHISELED "X" SET
 - OF.X. CHISELED "X" FOUND
 - OF.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - OS.I.R. IRON ROD SET (SIZE AS NOTED)
 - PP OVERHEAD UTILITY POLE W/ GUY
 - UE/UBT UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE
 - SM SANITARY SEWER MANHOLE
 - OSM SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - TREE
 - LS LANDSCAPE
 - BFR BARRIER FREE RAMP
 - FIRE LANE

APPLICANT:
ALDI, INC.
 2500 WESTCOURT ROAD
 DENTON, TEXAS 76207
 CONTACT: HEATHER RIMMER

ENGINEER:
BURGER ENGINEERING, LLC
 TBPE F-12997
 17103 PRESTON ROAD, SUITE 180N
 DALLAS, TEXAS 75248
 (972) 630-3360
 CONTACT: BRYAN M. BURGER, P.E.



- PROJECT NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES, AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

DAVID PETREE
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - REFERENCE PRELIMINARY/FINAL REPLAT FOR ALL PROPERTY LINE INFORMATION.
 - 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'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1035.00'	03°37'45"	65.56'	N 88°24'54" E	65.55'

SITE DATA

SITE AREA:	2.0779 ACRES (90,513 S.F.)
ZONING DISTRICT:	PD 2013-10-098
PROPOSED USE:	GROCERY
BUILDING AREA:	17,005 S.F.
F.A.R.:	0.188:1
BUILDING HEIGHT:	22.5' (1 STORY)
PARKING:	
REQUIRED: 1 SPACE/250 SF OF BUILDING AREA	69 (4 ACCESSIBLE)
PROVIDED:	72 (4 ACCESSIBLE)
OFF-STREET LOADING:	
REQUIRED:	2
PROVIDED:	2
LANDSCAPE (PERVIOUS) AREA PROVIDED:	18,410 S.F. (20.34%)
IMPERVIOUS AREA PROVIDED:	72,103 S.F. (79.66%)

VERTICAL DATUM NOTE:

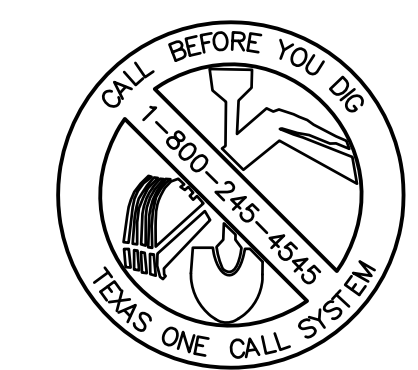
REFERENCE DATUM = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

MONUMENT NAME: CM04, A CITY OF MCKINNEY CONTROL MONUMENT ESTABLISHED 2-11-00, LOCATED IN THE NORTHEAST CORNER OF STONEBRIDGE AND ELDERADO PARKWAY, 40.6 FEET WEST OF A STOP SIGN AND 19 FEET EAST OF THE EAST EDGE OF STONEBRIDGE.

NORTHING: 7115109.198, EASTING: 2512528.403, ELEVATION: 749.254'

SITE BENCHMARK NO. 1, THE TOP OF A SANITARY SEWER MANHOLE LOCATED 4 FEET EAST OF A CORNER ALONG THE WEST PROPERTY LINE, SAID CORNER BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, CVS STACY CUSTER ADDITION, VOL. 2007, PG. 332, M.R.C.C.T. ELEVATION: 710.22'

SITE BENCHMARK NO. 2, THE TOP OF A STORM MANHOLE LOCATED IN STACY ROAD, 108 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SITE. ELEVATION: 696.55'



REV.	DATE	REMARKS

SITE PLAN

LOT 5, BLOCK A - CVS STACY CUSTER ADDITION
 S.E.Q. CUSTER RD. (F.M. 2478) & STACY RD. (F.M. 720)

THE CITY OF MCKINNEY, TEXAS

BURGER ENGINEERING
 17103 Preston Road, Suite 180N
 Dallas, Texas 75248
 Office: 972.630.3360 Fax: 972.630.3380
 TBPE: F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	8/14	1"=30'	D.P.	007-069 SITE PLAN	C-3