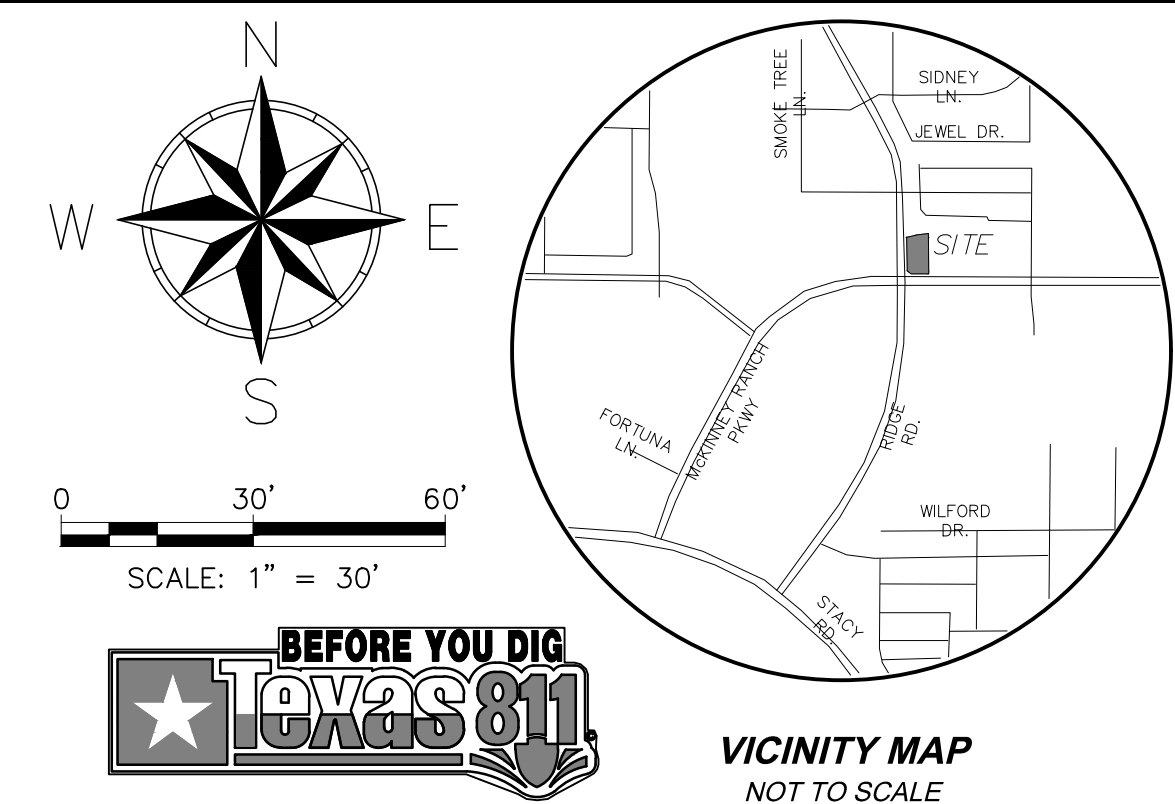


**SITE PLAN LEGEND**

①	NUMBER OF PARKING SPACES
♿	ACCESSIBLE PARKING SPACE
▬	PROPOSED SIDEWALK
▬	PROPOSED FIRELANE
LA	LANDSCAPE AREA
■	PROPOSED BARRIER FREE RAMP (BFR)
◆	PROPOSED FIRE HYDRANT
◇	PROPOSED REMOTE FDC
○	PROPOSED IRR. & DOM. METERS



**NOTES:**  
 1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.  
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



**ABBREVIATION LEGEND**

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

- STANDARD NOTATION NOTES:**
- 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 NONRESIDENTIAL USES SHALL BE SCREENED 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.

SITE DATA TABLE	
<b>LOT 3, BLOCK B</b>	
LOT SIZE	2.177 ACRES 94,841.00 SF
EXISTING ZONING	PD 1895
BUILDING HEIGHT	24-feet
<b>USE / BUILDING AREA</b>	
SHOPPING CENTER	17,950 SF - 99.7%
RISER ROOM	50 SF - 0.3%
TOTAL	18,000 SF
<b>REQUIRED PARKING</b>	
PPING CENTER (1 PER 250 S.F.)	72 SPACES
TOTAL	72 SPACES
PARKING PROVIDED	84 SPACES
PROVIDED PARKING RATIO	1/215
HANDICAP REQUIRED	4 SPACES
HANDICAP PROVIDED	4 SPACES
COVERAGE	18.98%
IMPERVIOUS COVERAGE	62,523 SF - 65.9%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**SITE2022-0077**

**SITE PLAN**  
**LOT 3, BLOCK B, OF THE**  
**ELDORADO HEIGHTS CENTER**  
**EAST ADDITION**  
 BEING 2.177 ACRES OUT OF THE  
 G.A. FOOTE SURVEY, ABSTRACT NO. 310  
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 MAY 23, 2022

<b>OWNER:</b> MCKINNEY RANCH COMMERCIAL, LLC 1821 HOUGHTON DR. MCKINNEY, TX 75072 571-242-9059	<b>ENGINEER:</b> WINKELMANN & ASSOCIATES 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090
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<b>Winkelmann &amp; Associates, Inc.</b>	<b>CONSULTING CIVIL ENGINEERS</b>	<b>SURVEYORS</b>	<b>METRIC</b>	<b>DATE</b>	<b>REVISION</b>	<b>APPROV.</b>
6.	5.	4.	3.	2.	1.	No.
SITE PLAN						
MCKINNEY RANCH PARKWAY & RIDGE ROAD						
MCKINNEY, TX 75070						

G:\R12\02\ENGINEERING\Construction Plans\81202-0077 SITE.dwg  
 8/12/2022  
 LAST SAVED BY: BRIAN November 29, 2022