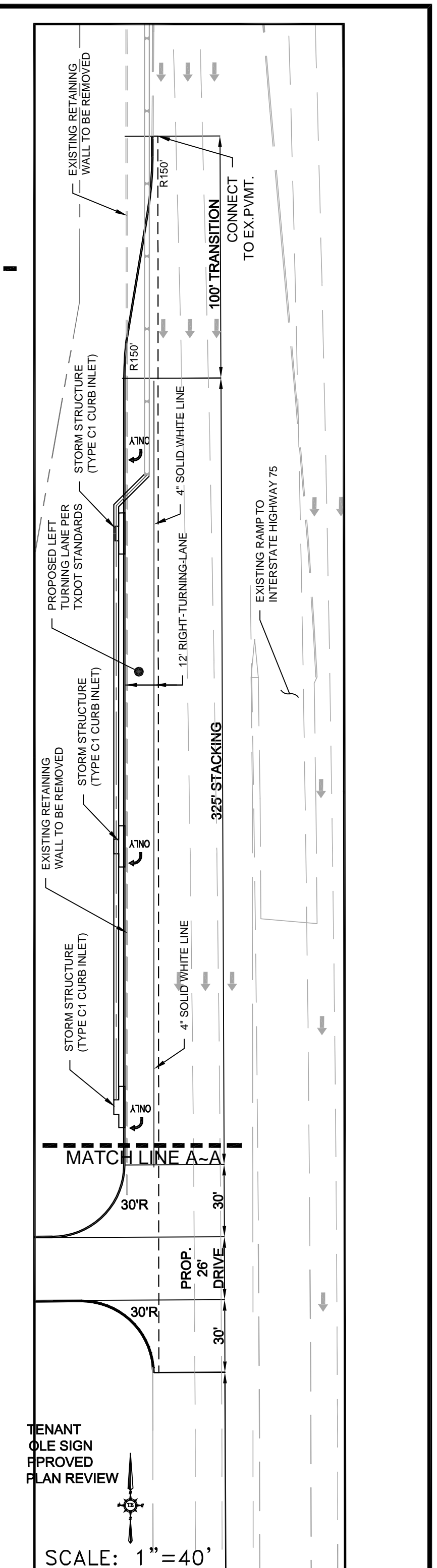
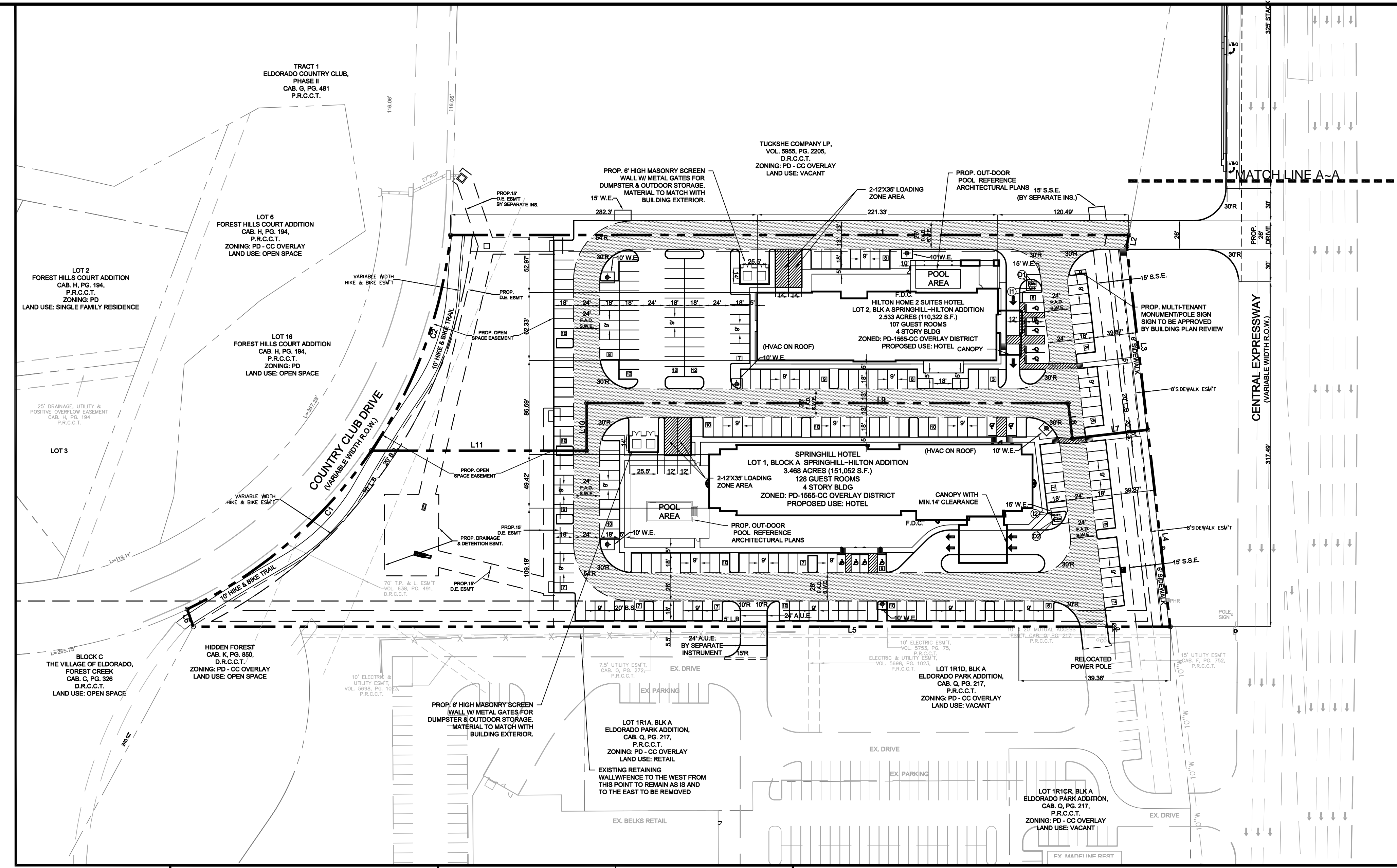


LEGEND

EXISTING BOUNDARY	---
EXISTING ASPHALT PAVT.EDGE	---
EXISTING CURB & GUTTER	---
EXISTING WATER MAIN	W 8" WTR
EXISTING SANITARY SEWER	S 8" SEWER
EXISTING SEWER MANHOLE	SSMH
EXISTING CLEANOUT	C.O.
EXISTING ELECTRIC	E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	SS
EXISTING FIRE HYDRANT	FH
EXISTING STORM INLET	SI
EXISTING FENCE	FGM
EXISTING WATER METER	WM
EXISTING GAS METER	GM
EX. TELEPHONE	TELE
EXISTING TELEPHONE PAD	TELE PAD
EXISTING FENCE	FGM
EXISTING CONTOURS	---
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED SAW-CUT	---
PROPOSED STORM INLETS	---
PROPOSED SITE LIGHT POLE	---
PROPOSED HANDICAP SIGN	---
PROPOSED HANDICAP LOGO	---
PROPOSED WATER METER	---
PROP. CONCRETE WHEEL STOP	---
PROP. MONUMENT/POLE SIGN	---
PROP. BACK FLOW PREVENTER	---
PROP. FIRE DEPARTMENT CONNECTION	---
PROP. FIRE LANE	---



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF MCKINNEY.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 125 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY, ACCESS & MAINT. ESMT.	V.A.M.E.
DRAINAGE & WATER ESMT.	D & W.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMMH
BUILDING SET BACK	BL
LANDSCAPE SETBACK	L.S.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
FIRELANE, ACCESS, DRAINAGE - SANITARY SEWER, WATER, ESMT ACCESS & UTILITY ESMT.	F.A.D.S.W.E. A.U.E.

BOUNDARY LINE DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 87°51'54" E	624.12	L7	N 85°39'41" E	69.87
L2	S 12°24'05" W	10.40	L8	S 04°23'19" E	32.75
L3	S 04°23'19" E	170.14	L9	S 87°51'54" E	443.20
L4	S 04°23'19" E	182.40	L10	N 02°08'06" W	43.83
L5	N 87°51'54" W	899.03	L11	S 87°51'54" E	198.10
L6	N 16°50'18" W	17.13			

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	439.71	432.28	58°16'50"	S 37°16'10" E	226.10
C2	439.71	432.28	58°16'50"	S 37°16'10" E	213.07

OWNER/APPLICANT DABU HOTELS 545 E. JOHN CARPENTER FREEWAY SUITE 300 IRVING, TX 75063 CONTACT: DANNY PATEL TEL: 214-669-2977	ARCHITECT STUDIO REDDOT 5307 MCKINNEY BIRD LANE 5TH FLR DALLAS, TX 75206 CONTACT: SABRINA BALA TEL: 214-379-7427
ENGINEER TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 214-609-9271	SURVEYOR A & W SURVEYORS, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN TURNER, R.P.L.S. (972) 681-4975

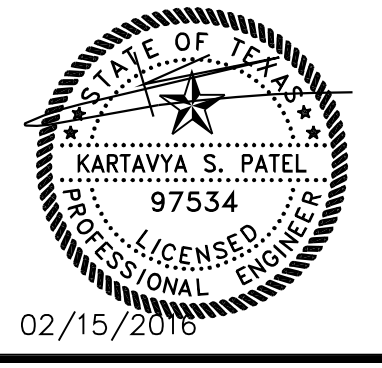
SITE DATA

	LOT 1 SPRINGHILL HOTEL	LOT 2 HILTON HOTEL
NUMBER OF LOTS	1	1
EXISTING ZONING	ZONED: PD-1565-CC OVERLAY DISTRICT	ZONED: PD-1565-CC OVERLAY DISTRICT
PROPOSED USE	HOTEL	HOTEL
GROSS ACREAGE	3.468 ACRES (151,052 S.F.)	2.533 ACRES (110,322 S.F.)
NET ACREAGE	3.468 ACRES (151,052 S.F.)	2.533 ACRES (110,322 S.F.)
PROPOSED BLDG 1 ST FLOOR (FT PRNT)	17,401 S.F.	13,795 S.F.
OVERALL GROSS BLDG SQUARE FOOTAGE	69,604 S.F.	55,180 S.F.
PROPOSED BLDG. HEIGHT	54' - 8"	52' - 2"
NUMBER OF STORIES	4	4
NUMBER OF GUEST ROOMS	128	107
REQUIRED PARKING (1 SPACE PER ROOM)	128	107
COMMON AREA PARKING REQ'D 1:200	(COMMON AREA) 2,033/200=11 SPACE	(COMMON AREA) 2,271/200=12 SPACE
REQUIRED HANDICAP PARKING	5	5
TOTAL PARKING PROVIDED	139	119
LOADING SPACE PROVIDED	2	2
LOADING SPACE REQUIRED	2	2
PERCENTAGE OF LOT COVERAGE	11.52%	12.50%
FLOOR AREA RATIO (TOTAL GROSS AREA)	0.461	0.501
IMPERVIOUS COVERAGE	93,402 S.F. OR 61.83%	80,416 S.F. OR 72.90%
OPEN SPACE/LANDSCAPE AREA	57,650 S.F. OR 38.17%	29,906 S.F. OR 27.10%
REQ'D FRONT YARD LANDSCAPE	(3,648 S.F. * 15%) = 547.20 S.F.	(3,610.80 S.F. * 15%) = 541.62 S.F.
PROV'D FRONT YARD LANDSCAPE	2,355 S.F. OR 64.56%	2,189 S.F. OR 62.62%

SITE PLAN STANDARD NOTES:

- SANITATION CONTAINER SCREENING WALL 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 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.

NO.	DATE	DESCRIPTION	BY
1	08/24/15	1ST SITE PLAN SUBMITTAL	KP
2	01/04/16	2ND SITE PLAN SUBMITTAL	KP
3	02/04/16	3RD SITE PLAN SUBMITTAL	KP
4	02/15/16	4RD SITE PLAN SUBMITTAL	



SITE PLAN
SPRINGHILL & HILTON HOTELS
INTERSTATE HIGHWAY 75
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	RG	08/24/15	1'-40"	026-15

TX PE FIRM #11525

3

RECEIVED
By Planning Department at 3:08 pm, Feb 16, 2016