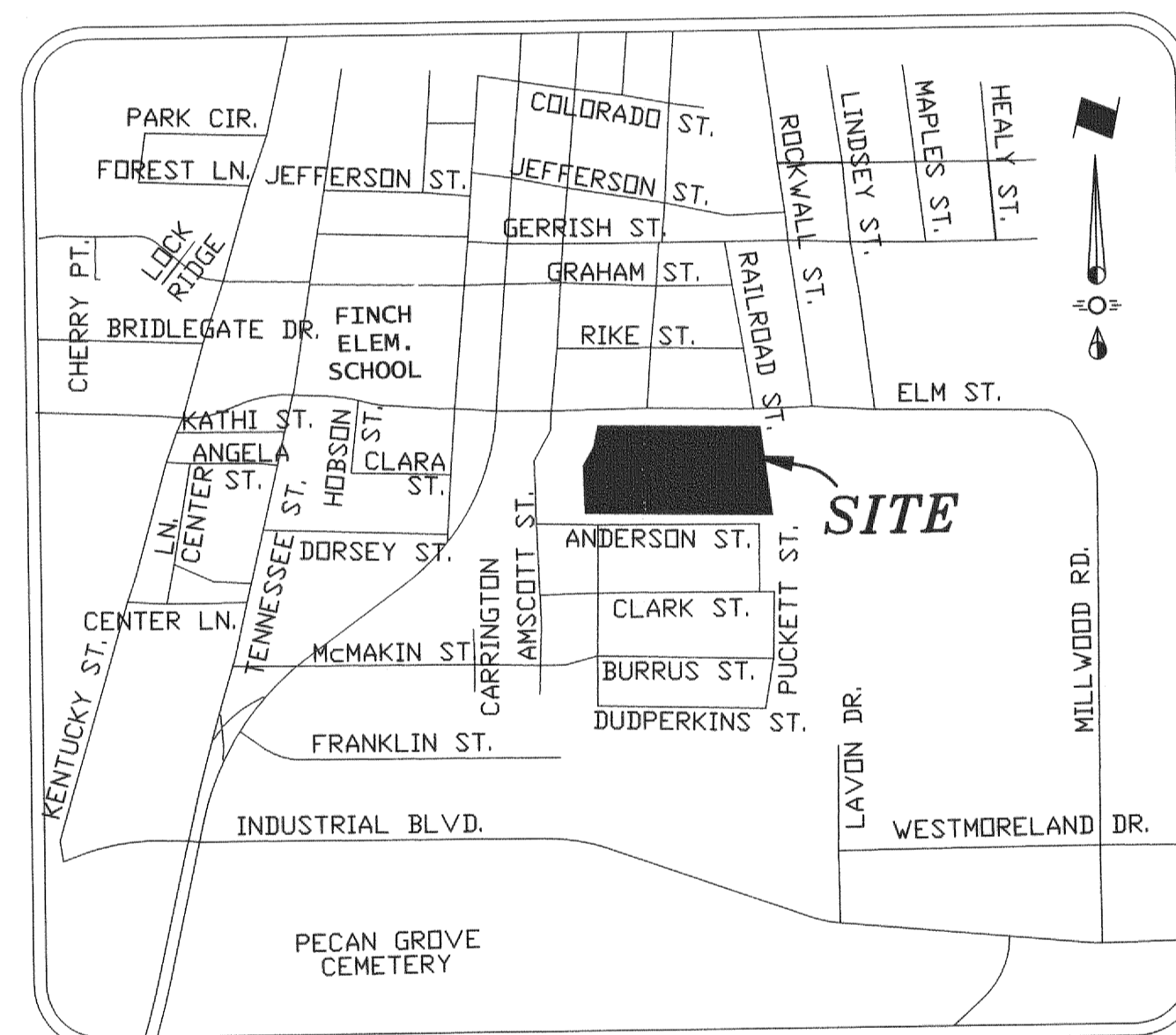


ENGINEERING PLANS

COTTON MILL - PARKING EXPANSION

City of McKinney, Texas



Vicinity Map
NTS

EXHIBIT B

Index Of Drawings

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GN	City of McKinney General Notes
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C 2	Paving Plan
C 3	Grading Plan
C 4	Drainage Plan
C 5	Detention
C 6	Erosion Control Plan
C 7	Construction Details
TS	Tree Survey
L-1	Tree Preservation Plan
L-2	Landscape Plan
COM	Pedestrian Facilities Curb Ramps
COM	Pedestrian Facilities Curb Ramps

Prepared For
Cotton Mill
 610 Elm St. #120
 McKinney, Texas 75069

Engineer

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

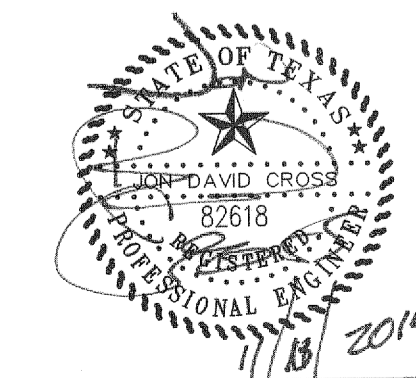
CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

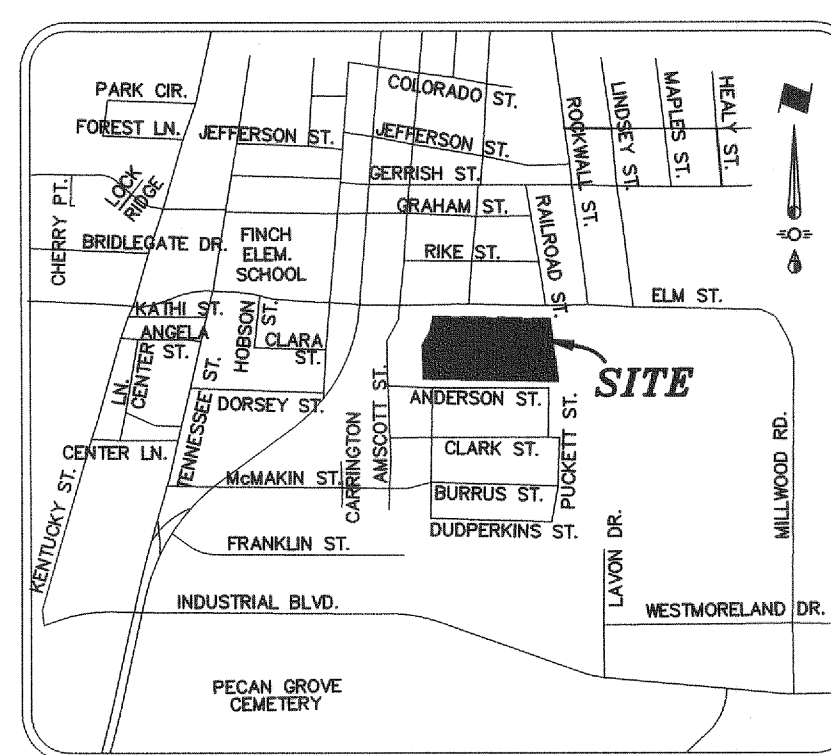
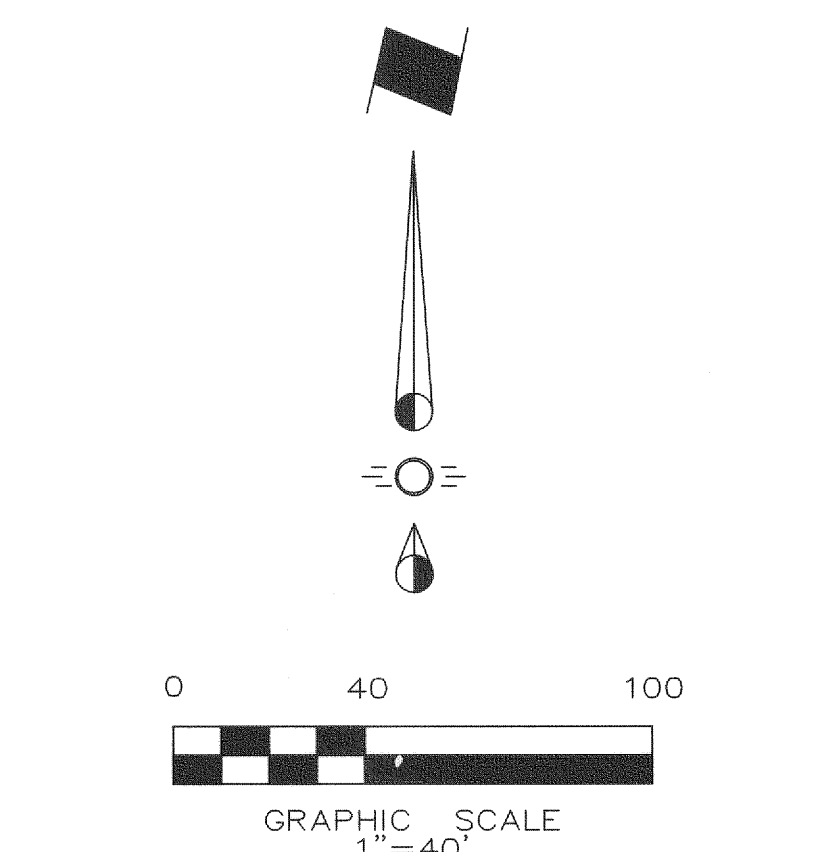
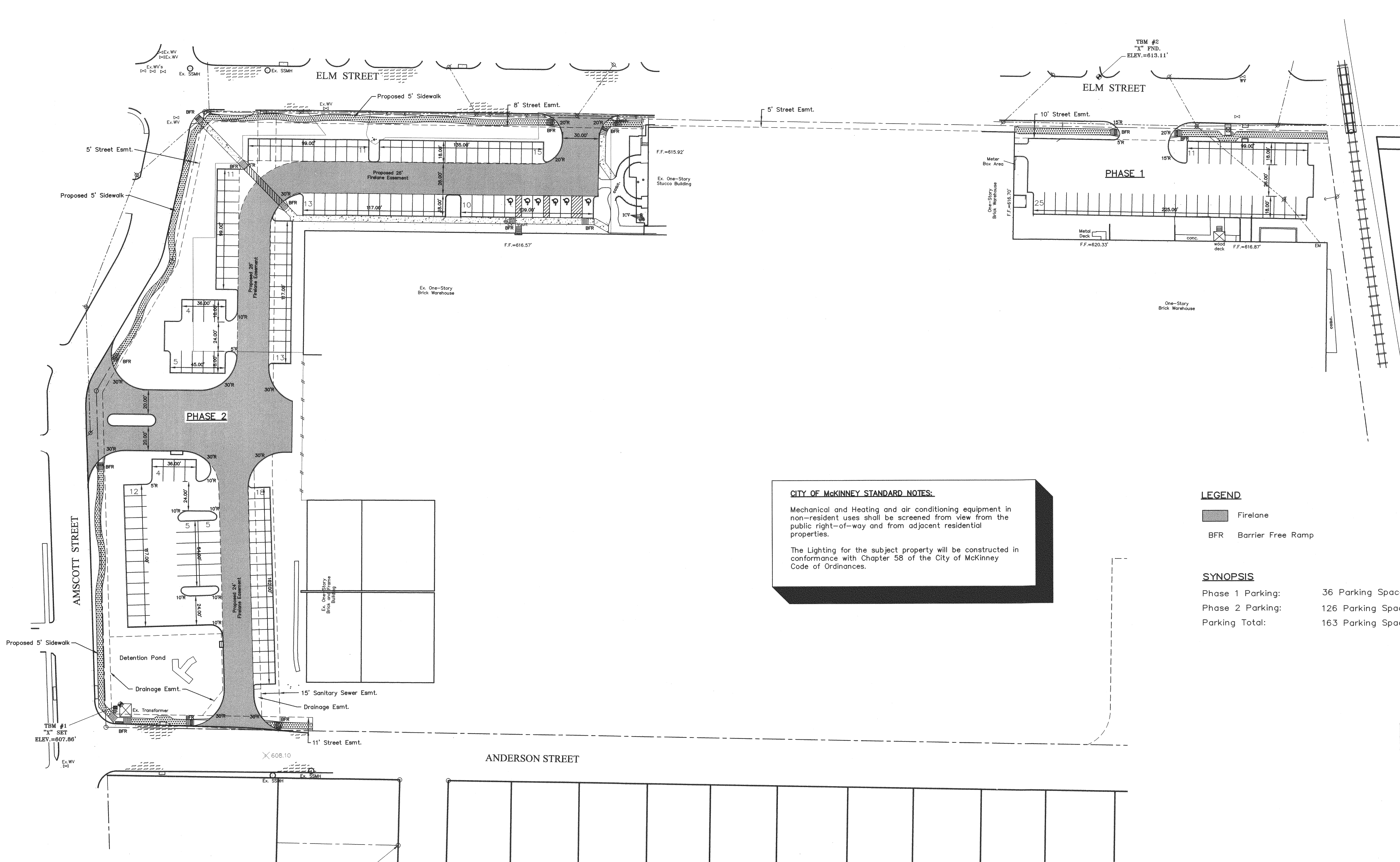
11/14/14 BY *G. Holt*

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7420. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

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ISSUE DATES:	REVISIONS:	DATE	BY
5/30/2014			
6/18/2014			
8/26/2014			
11/03/2014			
11/07/2014			





VICINITY MAP
NTS

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

LEGEND

- Firelane
- BFR Barrier Free Ramp

SYNOPSIS

Phase 1 Parking:	36 Parking Spaces
Phase 2 Parking:	126 Parking Spaces (6 Handicap Spc.)
Parking Total:	163 Parking Spaces

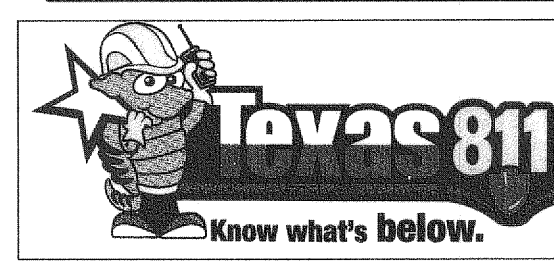
**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE 11/14/14 BY CgNelt

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**STOP!
CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

BENCHMARK:
Benchmarks:
COM 43 - Aluminum Cap found at the northeasterly intersection of Louisiana and Murray Street, located on the top of curb at the end of the curb return on the easterly side of Murray Street, north of Louisiana. Elev.=586.464

TBM-1 "X" Set, Elevation = 607.86'
TBM-2 "X" Set, Elevation = 613.11'

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
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CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

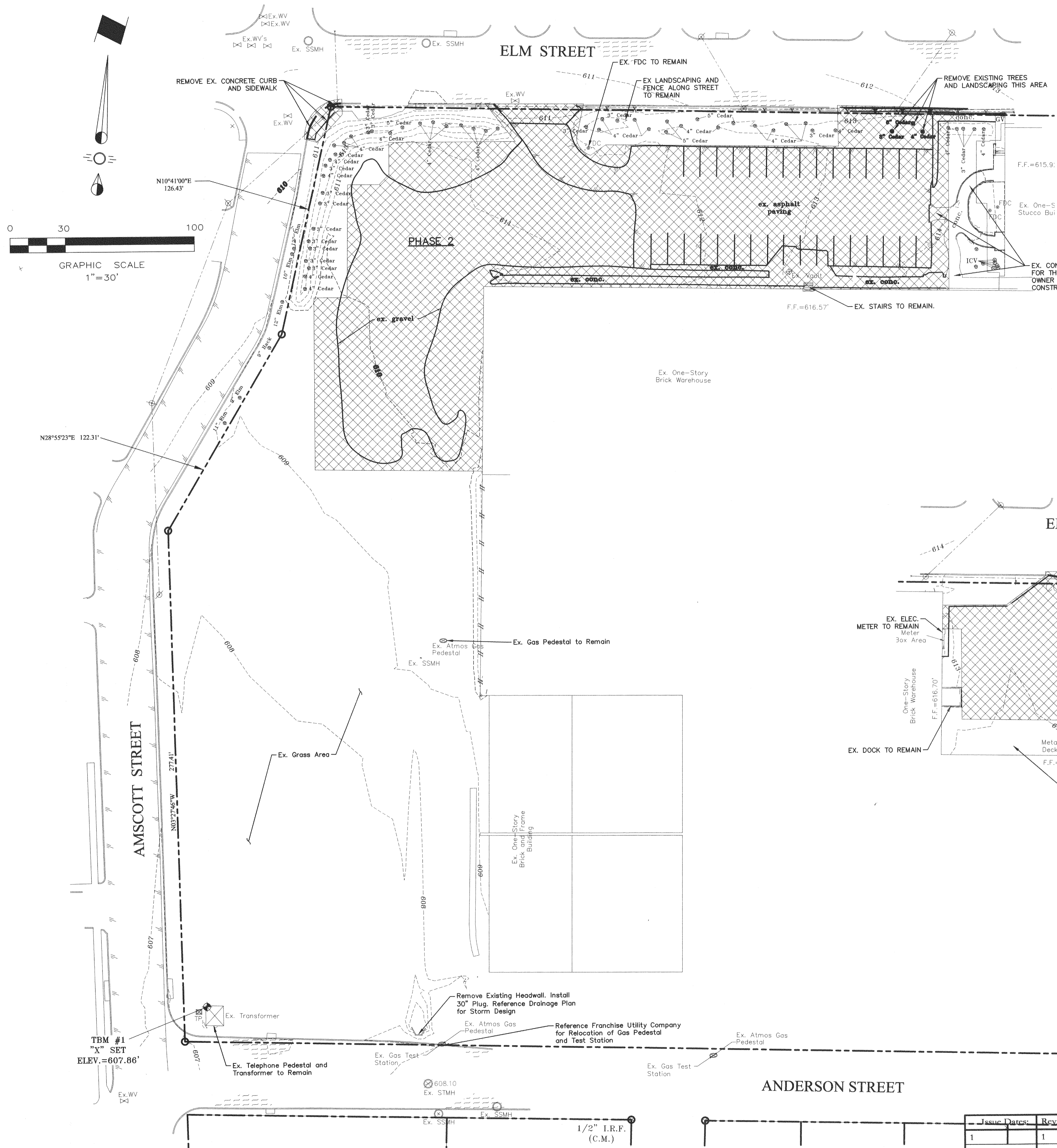
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SITE PLAN
COTTON MILL PARKING EXPANSION

Casey International
City of McKinney, Texas

Sheet No.
SP
Project No.
14026

COTTON MILL PARKING EXPANSION



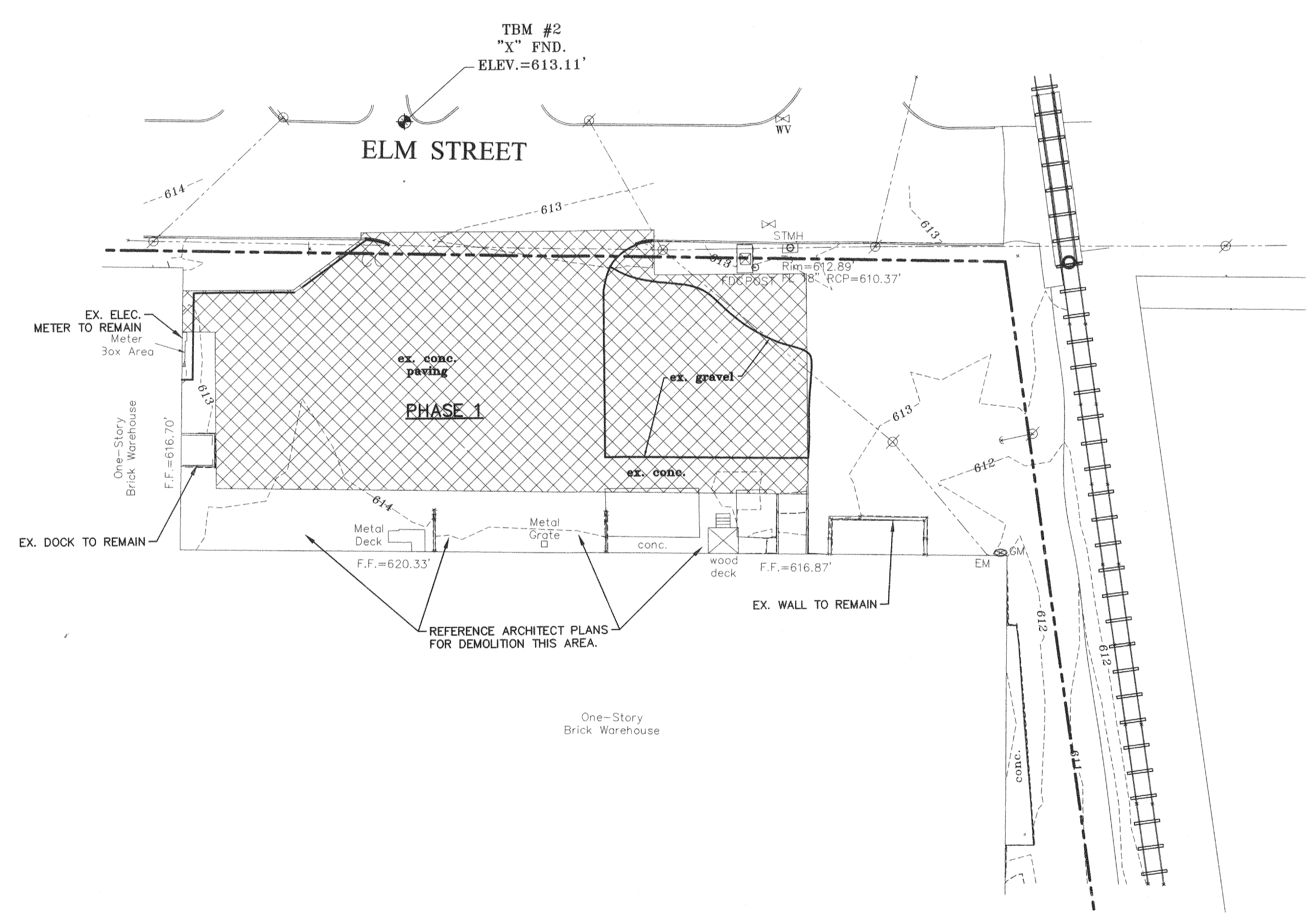
CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANY REGARDING THE RAISING, LOWERING, REMOVAL, OR RELOCATION OF FRANCHISE UTILITIES.

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL EXISTING LANDSCAPING AND TREES PROTECTED UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONCRETE PAVEMENT
- AREA OF DEMOLITION, REMOVE ALL GRAVEL, ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURB & GUTTER AND STRIPING.



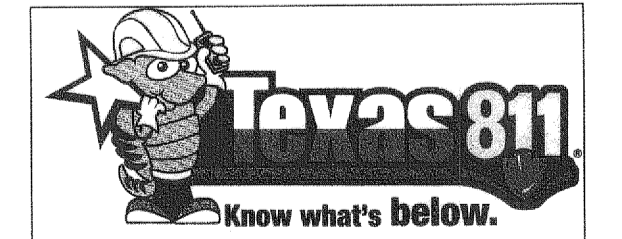
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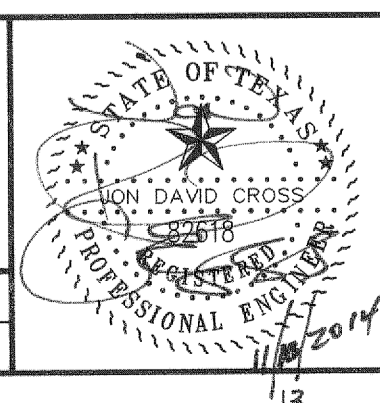
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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Tex. P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'



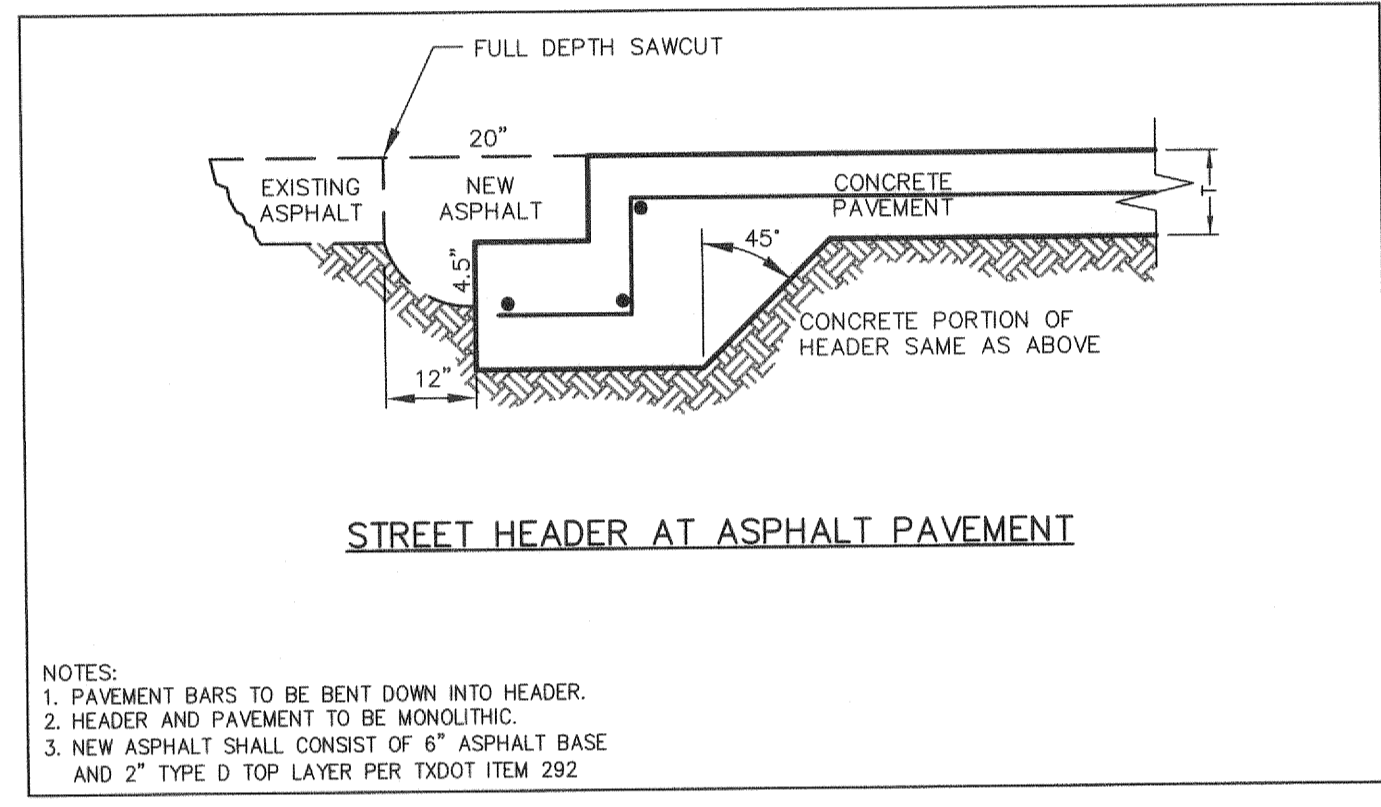
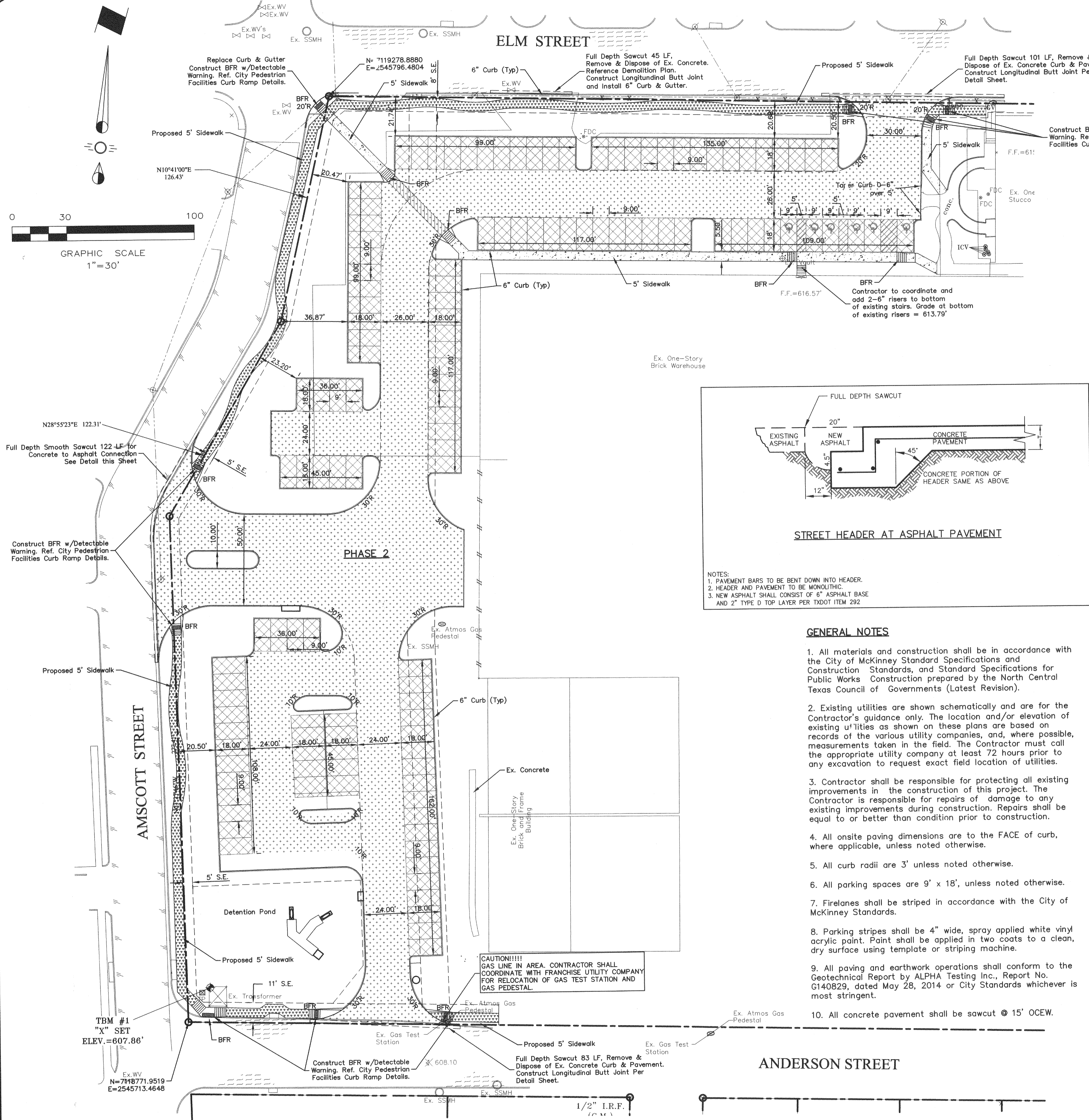
DEMOLITION PLAN

COTTON MILL PARKING EXPANSION

Casey International
City of McKinney, Texas

Sheet No.
C1
of
7
Project No.
14026

COTTON MILL PARKING EXPANSION



NOTES:
 1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
 2. HEADER AND PAVEMENT TO BE MONOLITHIC.
 3. NEW ASPHALT SHALL CONSIST OF 6" ASPHALT BASE AND 2" TYPE D TOP LAYER PER TxDOT ITEM 292

GENERAL NOTES

1. All materials and construction shall be in accordance with the City of McKinney Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by the North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. Contractor shall be responsible for protecting all existing improvements in the construction of this project. The Contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
5. All curb radii are 3' unless noted otherwise.
6. All parking spaces are 9' x 18', unless noted otherwise.
7. Firelanes shall be striped in accordance with the City of McKinney Standards.
8. Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.
9. All paving and earthwork operations shall conform to the Geotechnical Report by ALPHA Testing Inc., Report No. G140829, dated May 28, 2014 or City Standards whichever is most stringent.
10. All concrete pavement shall be sawcut @ 15' OCEW.

- LEGEND**
- Existing Fire Hydrant
 - BFR
 - E.J.
 - S.E.
 - Existing Asphalt Pavement
 - Existing Concrete Pavement
 - 4" 3000 psi Reinforced Concrete Sidewalk with #3 rebar @ 18" O.C.E.W.
 - Public ROW - 4" 4000 psi Reinforced Concrete Sidewalk with #3 rebar @ 18" O.C.E.W.
 - 6" 4,000 psi Reinforced Concrete Pavement with #3 rebar @ 24" O.C.E.W. (5 ± percent entrained air)
 - 5" 3,000 psi Reinforced Concrete Pavement with #3 rebar @ 24" O.C.E.W. (5 ± percent entrained air)
 - Pavement Subgrade (Lime Treated): 6" Subgrade compacted to at least 95% of the Standard Proctor maximum dry density ASTM D 698 mixed with 8% hydrated lime (approx. 36lbs/sy) and between -1% to +3% above optimum moisture content.

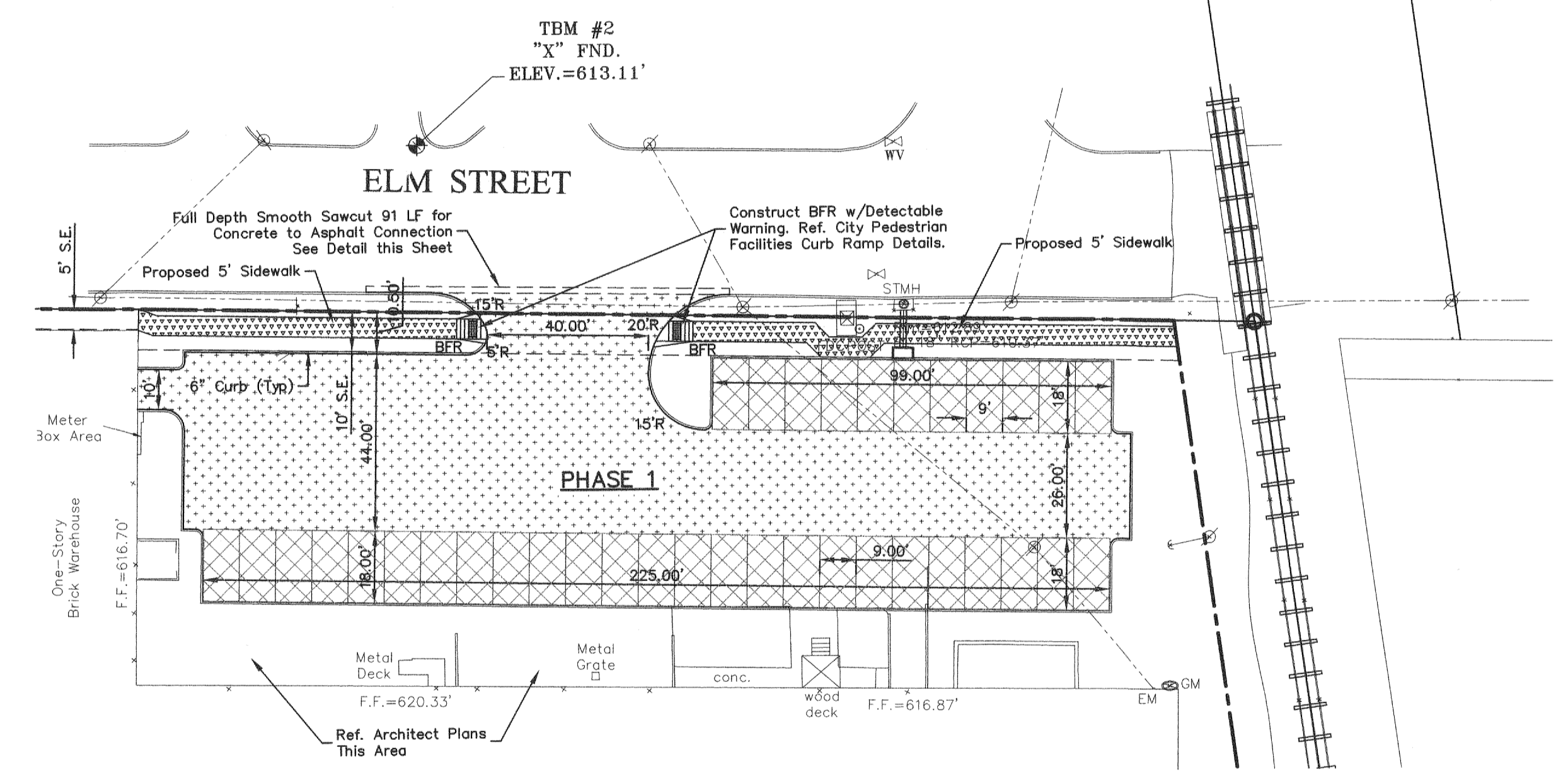
ALTERNATIVE SUBGRADE FOR NON-FIRELANE AREAS ONLY

Pavement Subgrade (Flexbase)
 (Additional 1" Concrete Thickness)
 6" Flex Base per TxDOT Item 247, Type A, Grade 1 or 2, Compacted to 95% of Standard Proctor Maximum Dry Density within 3 percentage points above or below optimum moisture content.

Pavement Subgrade:
 (Additional 2" Concrete Thickness)
 6" Subgrade compacted to at least 95% of the Standard Proctor maximum dry density ASTM D 698 and between -1% to +3% above optimum moisture content.

ALTERNATIVE SUBGRADE FOR FIRELANE PAVING

ALTERNATE FIRE LANE CONCRETE PAVEMENT
 8", 4000 PSI REINF. CONC. PVNMT. WITH #3 BARS AT 18" O.C.E.W. OVER 6" FLEX BASE, GRADE 1, PER SECTION 3.5 OF THE M.T.C.O.G. STANDARD SPECIFICATIONS. COMPACTED TO 95% MAXIMUM DRY DENSITY WITHIN ±2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.



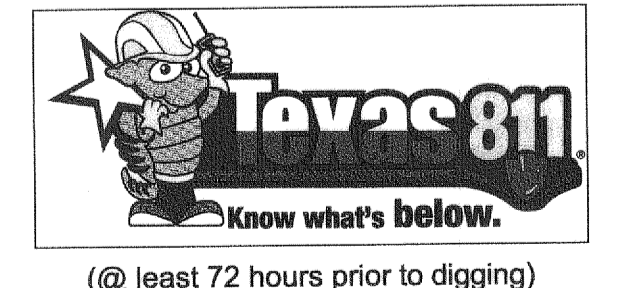
**CITY OF MCKINNEY
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DATE 11/14/14 BY G. Melt

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BENCHMARK:
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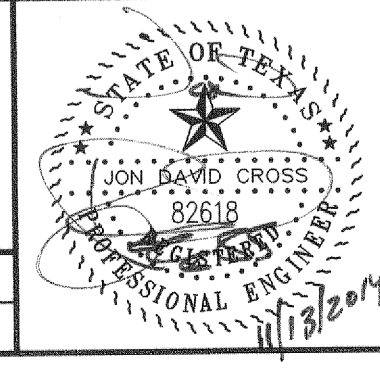
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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

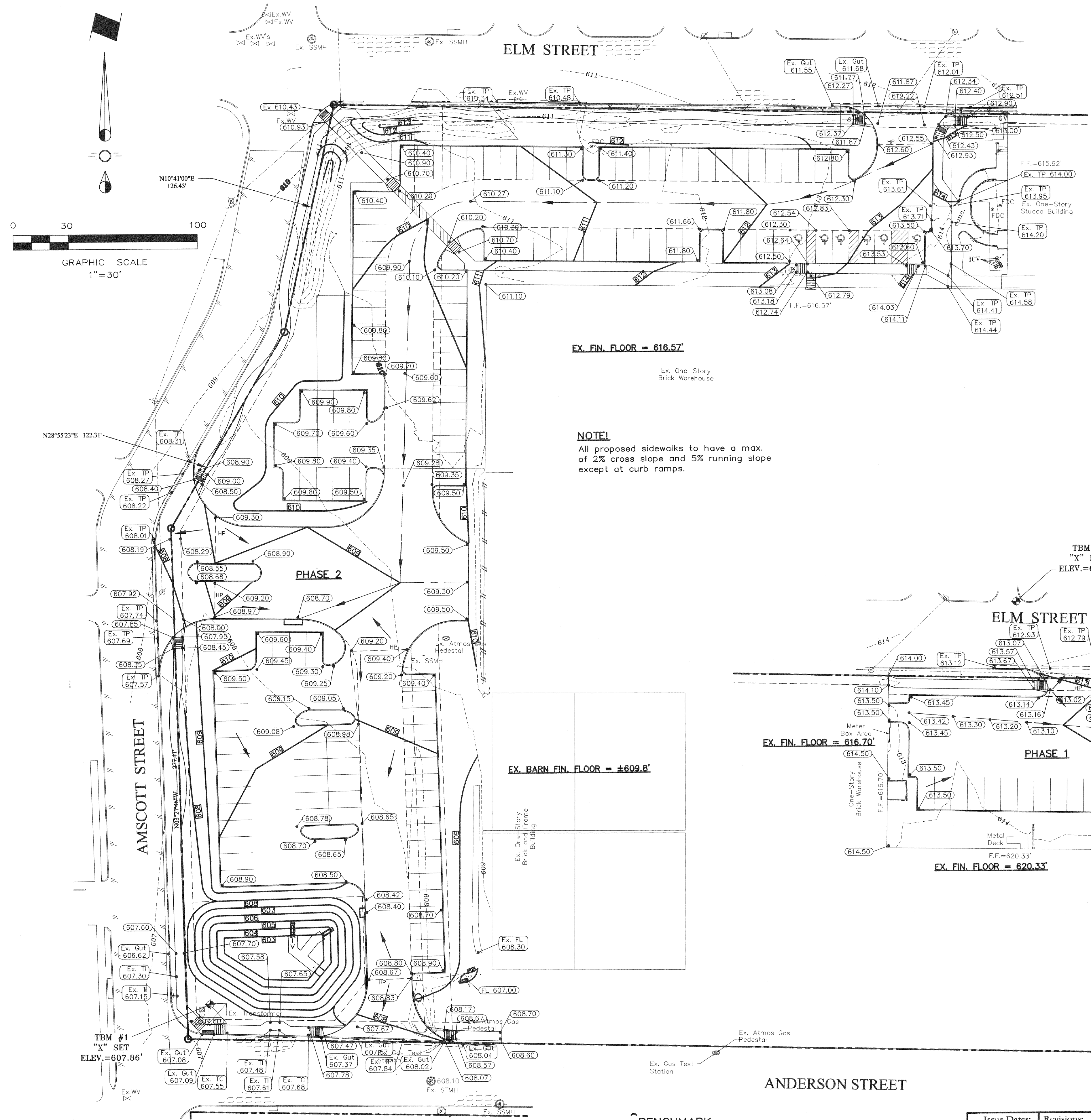


PAVING PLAN
 COTTON MILL PARKING EXPANSION

Casey International
 City of McKinney, Texas

Sheet No.
C2
 of
 7
 Project No.
 14026

COTTON MILL PARKING EXPANSION



LEGEND

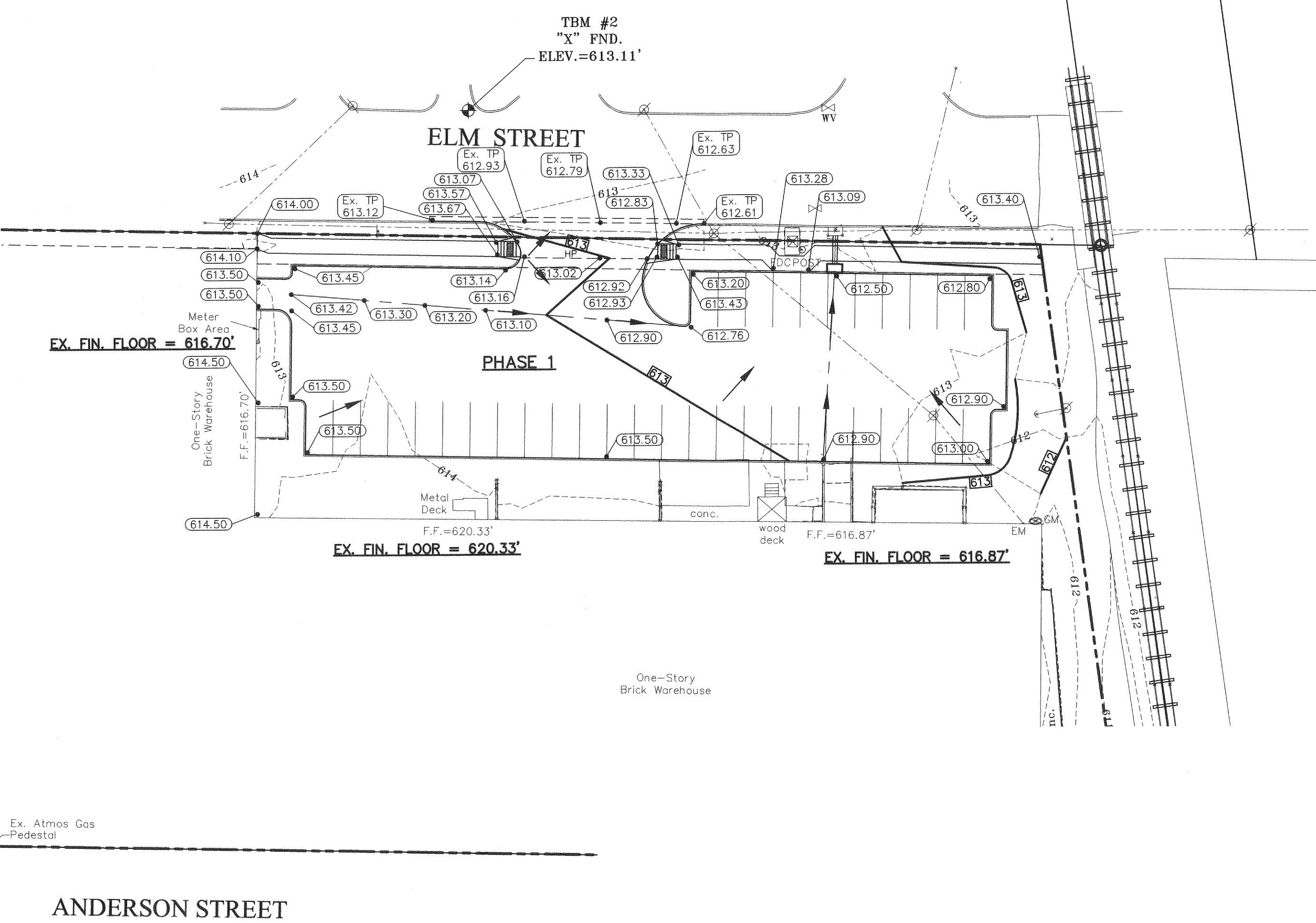
- xxx.x Proposed Top of Pavement Spot Elevation
- Ex. TP xxx.xx Existing Top of Pavement Spot Elevation
- Valley
- Highpoint
- Proposed Contour
- Existing Contour
- Flow Arrow

CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

EX. FIN. FLOOR = 616.57'

NOTE!
All proposed sidewalks to have a max. of 2% cross slope and 5% running slope except at curb ramps.

EX. BARN FIN. FLOOR = ±609.8'



EX. FIN. FLOOR = 616.70'

EX. FIN. FLOOR = 620.33'

EX. FIN. FLOOR = 616.87'

GRADING NOTES

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3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum as per Geotechnical Report.
5. Erosion Control shall be in place prior to the disturbance of any existing surface.
6. All sidewalk slopes shall conform to A.D.A. requirements as follows:
 - 1:20 longitudinal (along the walk)
 - 1:50 transverse (across the walk)
7. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
8. Proposed spot elevations are top of pavement elevations unless noted otherwise.
9. Earthwork shall be done in accordance with the Geotechnical Report by Larry Smith Engineering dated June 13, 2012.

**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE 11/14/14 BY G. Nalt

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811
Know what's below.

(@ least 72 hours prior to digging)

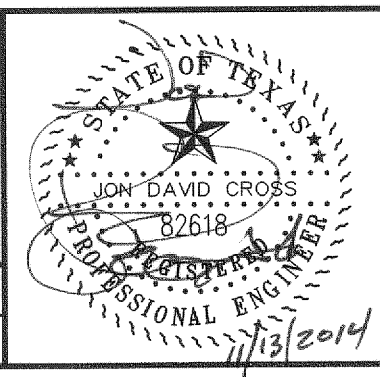
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131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: _____ Checked By: _____ Scale: 1" = 30'



GRADING PLAN
COTTON MILL PARKING EXPANSION

Casey International
City of McKinney, Texas

Sheet No.
C3
of
7
Project No.
14026

COTTON MILL PARKING EXPANSION

GENERAL/DRAINAGE NOTES

- All materials and construction shall be in accordance with the City of McKinney Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
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- The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
- All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
- All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
- All roof drain laterals shall be 0.50% min. slope.

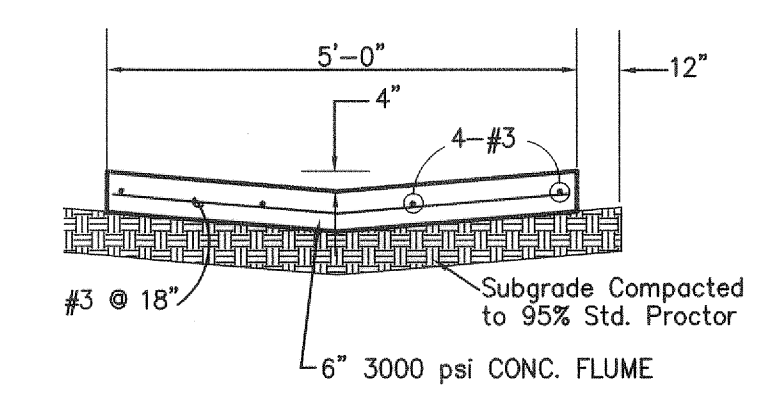
LEGEND



DRAINAGE CRITERIA

Q = K C I A
 K = 1.15
 C = 0.85
 I₁₀₀ = 9.20
 tc = 10 min.

IMPERVIOUS AREA = 39,597 SF



CONCRETE PILOT CHANNEL
N.T.S.

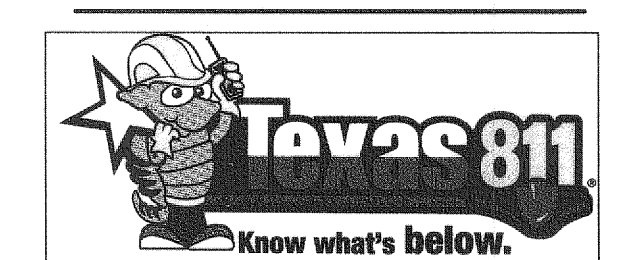
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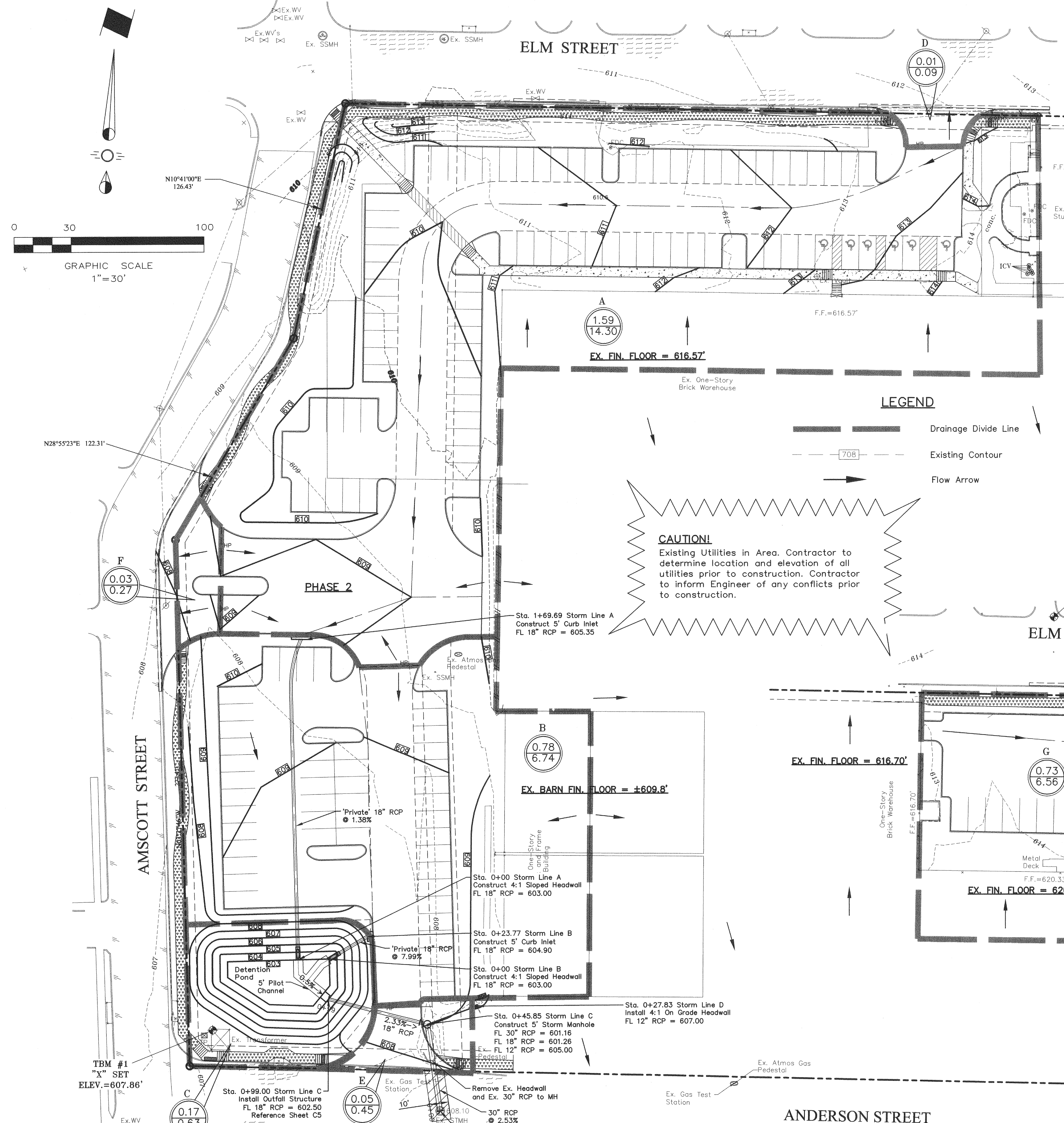
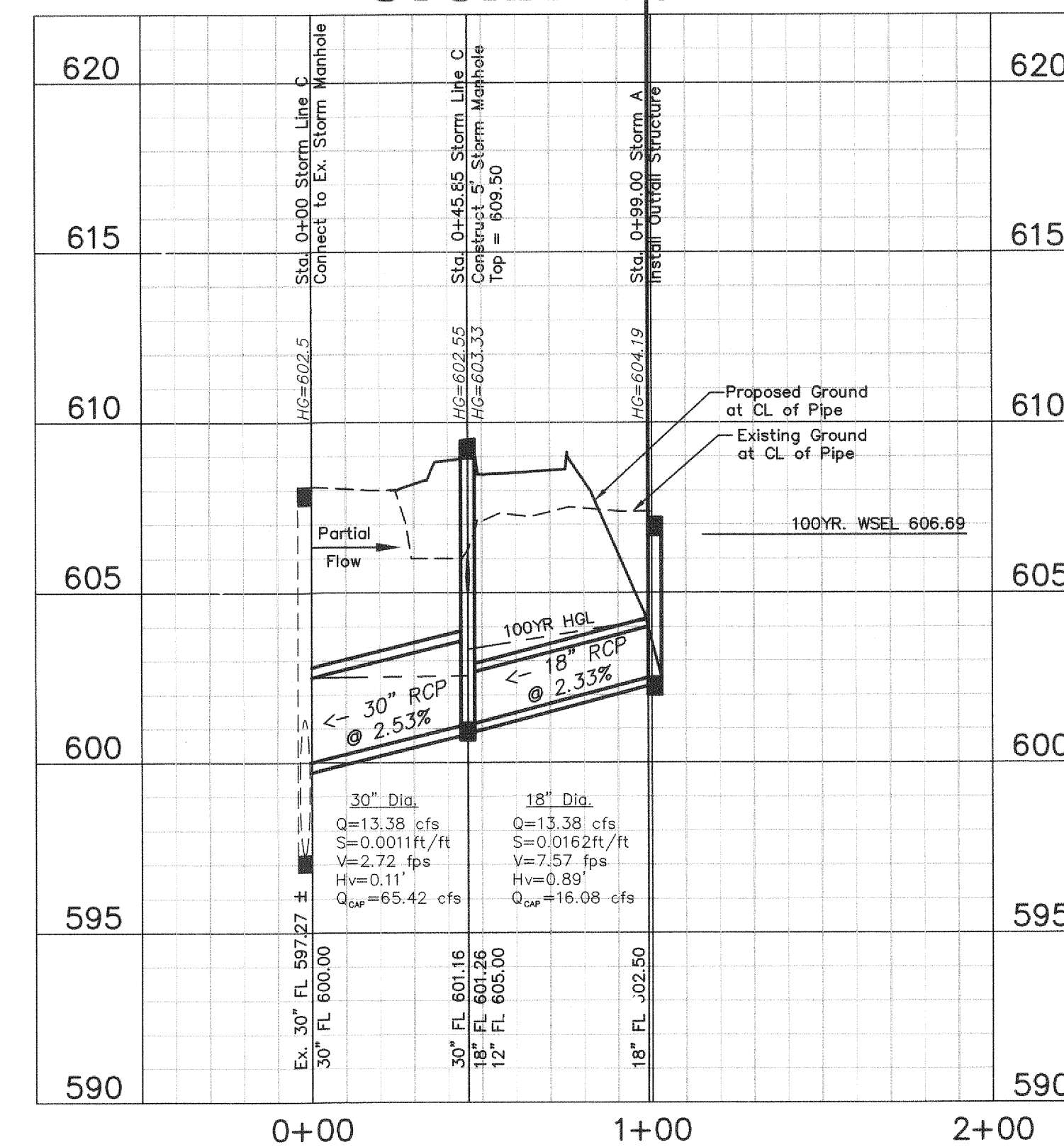
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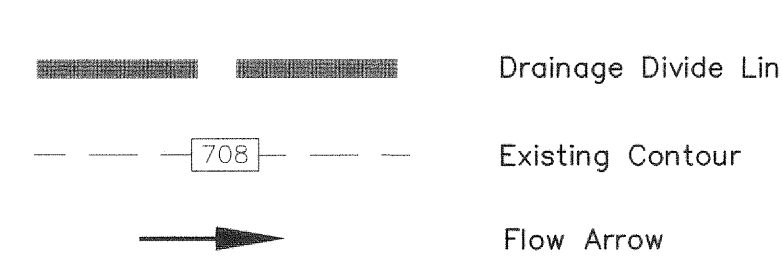


(@ least 72 hours prior to digging)

STORM LINE A



LEGEND



CAUTION!

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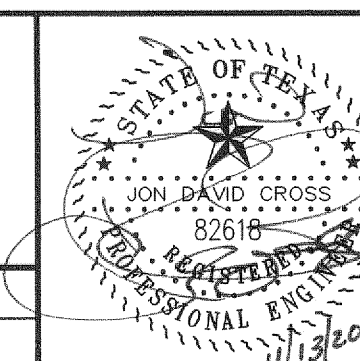
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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'



DRAINAGE PLAN
 COTTON MILL PARKING EXPANSION
 Casey International
 City of McKinney, Texas

Sheet No.
C4
 of
 7
 Project No.
 14026

COTTON MILL PARKING EXPANSION

STORMWATER POLLUTION PREVENTION NOTES

1. It is the intent of the information provided on this sheet to be used as the general guidelines of the storm water pollution prevention plan for this project to establish a minimum basis of compliance with federal regulations.

The storm water pollution prevention plan shall meet the requirements for storm water discharges from construction sites published in the tpdes general permit no. Tsr 150000, dated March 5, 2013, issued pursuant to section 26.040 of the Texas water code and section 402 of the clean water act, by the Texas commission on environmental quality (tceq).

2. The storm water pollution prevention plan should address three goals:

- diversion of upslope water around disturbed areas of the site;
- limit the exposure of disturbed areas to the shortest duration possible; and
- removal of sediment from storm water before it leaves the site.

3. The contractor shall have the storm water pollution prevention plan available onsite.

4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner.

5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than .05 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on-site to measure and record.

6. An inspection report that summarizes inspection activities and implementation of the storm water pollution prevention plan shall be retained and made part of the plan.

7. All contractors and subcontractors identified in the plan must certify as to an understanding of the npdes general permit before conducting any activity identified in the pollution prevention plan.

8. The contractor shall adopt appropriate construction site management practices to prevent the discharge of oils, grease, paints, gasoline, and other pollutants to storm water. Appropriate practices can include: Designating areas for equipment maintenance and repair; regular collection of wastes; conveniently located waste receptacles; and designating and controlling equipment washdown.

9. The contractor shall amend or modify this plan as required by construction means, methods, and sequence. Modifications shall not compromise the intent of the requirements of the law and this plan. Modifications shall not be basis for additional cost to the owner.

10. Areas of construction elsewhere on the jobsite shall conform to the detail shown on the plans.

11. Borrow areas, if excavated, shall be protected and stabilized utilizing the plan details. All work shall conform to governmental requirements and become part of the storm water pollution prevention plan (swp3). This work shall be done by the contractor at no additional expense to the owner.

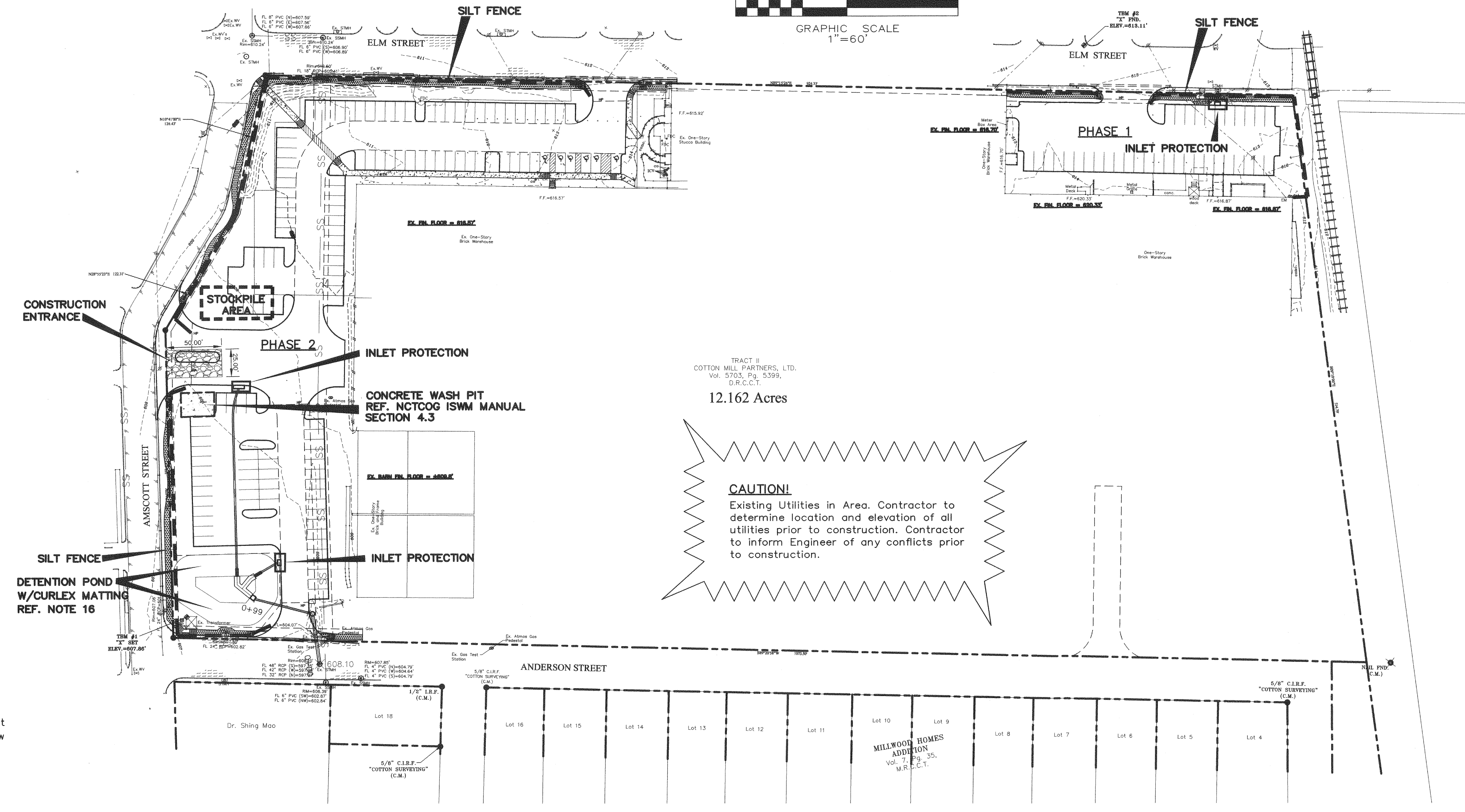
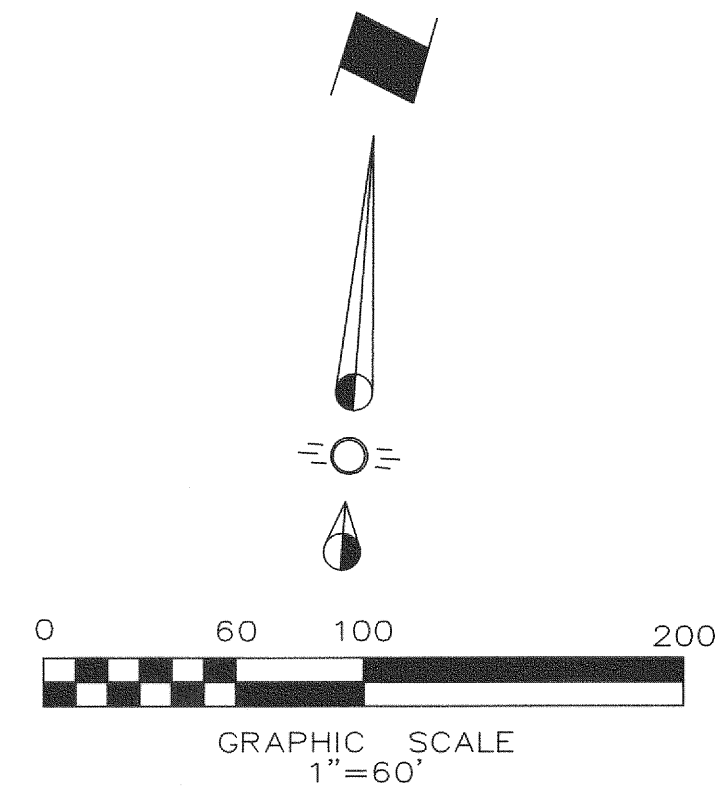
12. All non-paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner.

13. The contractor shall construct a stabilized construction entrance/exit at all traffic entrance/exit points prior to exiting onto any paved roadway.

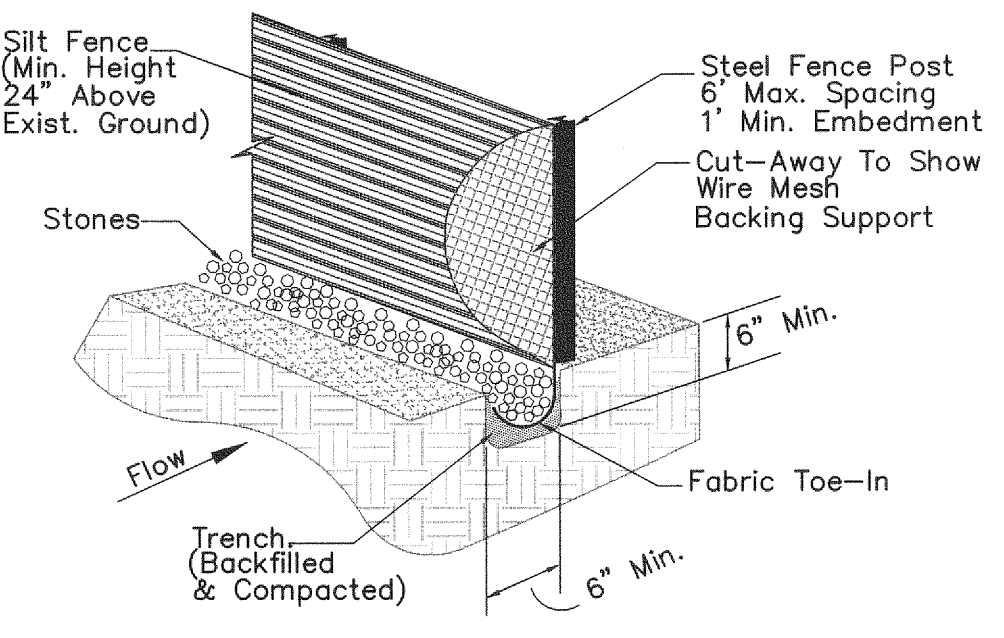
14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.

15. All disturbed ground areas shall be re-vegetated with a combination of perennial rye and bermuda, upon completion of final grading.

16. Contractor shall provide Curlex Matting in all areas with 4:1 slope and in all earthen swales.



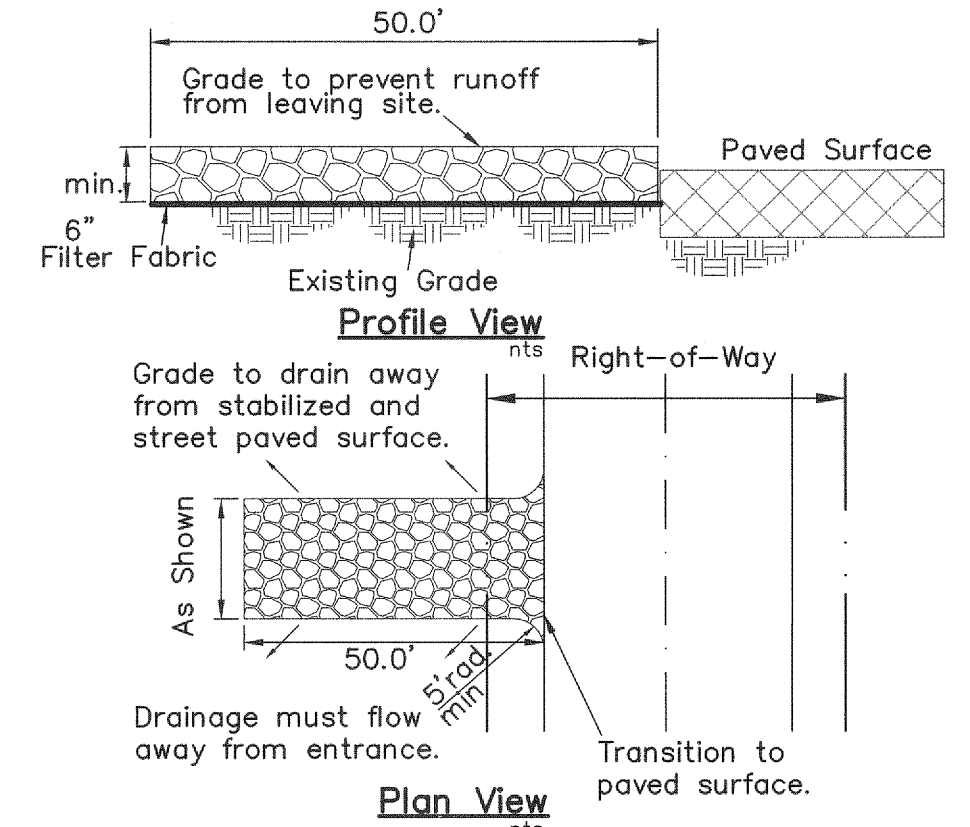
CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.



SILT FENCE DETAIL

SILT FENCE CONSTRUCTION NOTES

- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. The post must be embedded a minimum of one foot.
- The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with washed gravel on the uphill side to prevent flow under fence.
- The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- Silt fence shall be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel support post. There shall be a 6 inch double overlap, securely fastened where ends of fabric meet.
- Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
- Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
- Accumulated silt shall be removed when it reached a depth of 6 inches. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.



STABILIZED CONSTRUCTION ENTRANCE/EXIT

NOTES:

- Stone shall be 3 to 5 inch diameter rock or stone.
- When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
- The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
- Revegetate TxDot R.O.W. per TxDot spec. book (2004) items 162& 164. Remove all erosion control devices from TxDot R.O.W. upon establishment of 70% vegetative cover inside TxDot R.O.W.

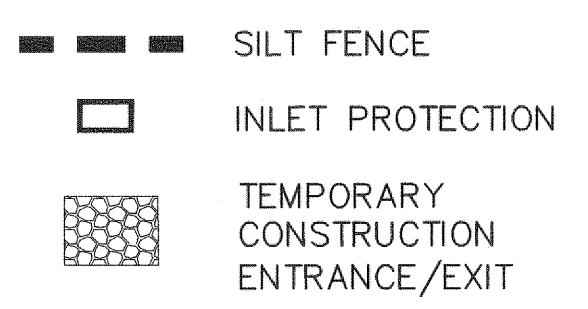
BENCHMARK:

Benchmarks:
COM 43 - Aluminum Cap found at the northeasterly intersection of Louisiana and Murray Street, located on the top of curb at the end of the curb return on the easterly side of Murray Street, north of Louisiana. Elev.=586.464
TBM-1 "X" Set, Elevation = 607.86'
TBM-2 "X" Set, Elevation = 613.11'

PHASING

- INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE/EXIT
- INSTALL INLET PROTECTION WHEN INLETS AND PAVING ARE COMPLETE.
- REMOVE SILT FENCE AT PAVING CONNECTION POINTS FOR DRIVE CONNECTIONS.
- REMOVE CONSTRUCTION ENTRANCE/EXIT AFTER ALL INTERIOR CONSTRUCTION IS COMPLETE AND POUR ENTRY PAVING.
- REMOVE SILT FENCE AND INLET PROTECTION WHEN PERMANENT BMP'S ARE IN PLACE.

LEGEND



DISTURBED AREA = 2.85 ACRES

**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE 11/14/14 BY G. Nelt

**STOP!
CALL BEFORE YOU DIG**

Texas 811
Know what's below.
(@ least 72 hours prior to digging)

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

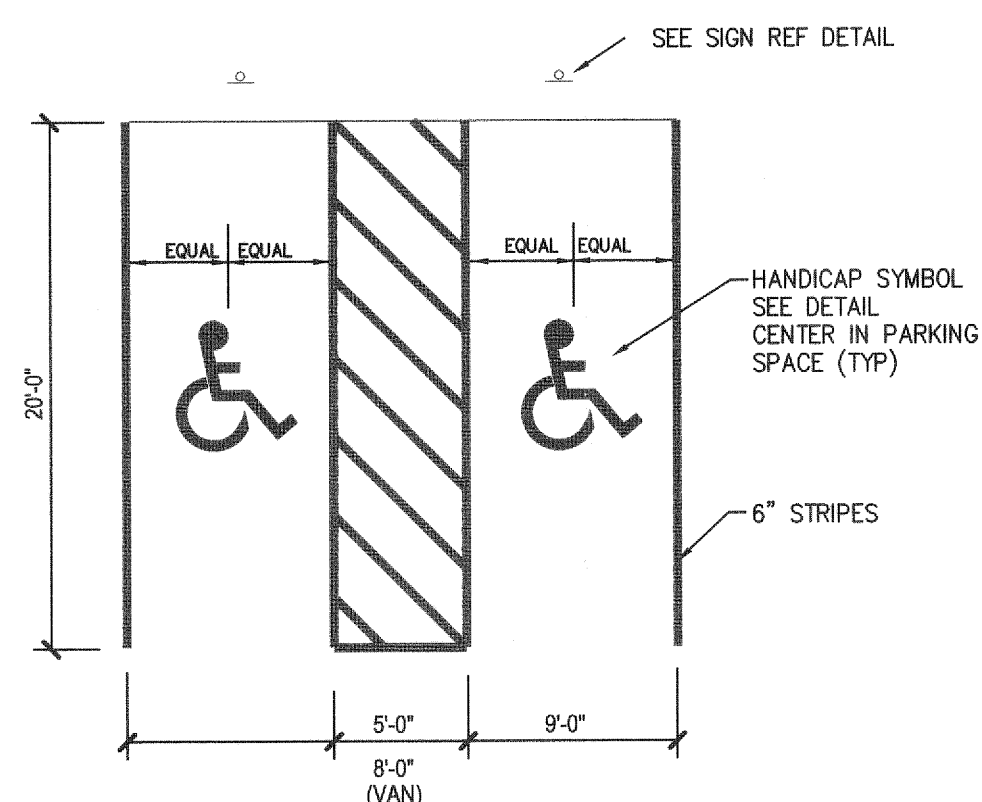
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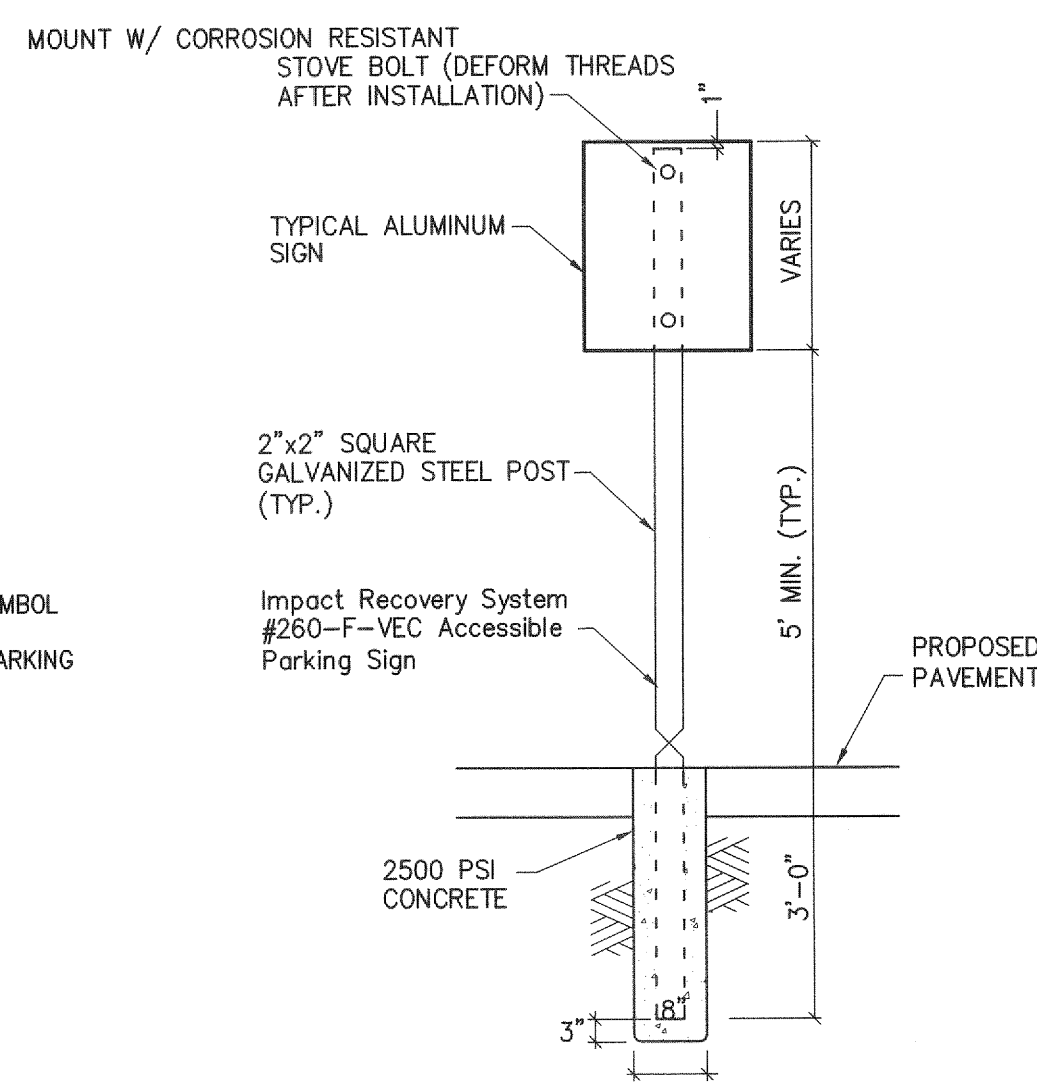
EROSION CONTROL PLAN
COTTON MILL PARKING EXPANSION
Casey International
City of McKinney, Texas

Sheet No.	C6
of	7
Project No.	14026

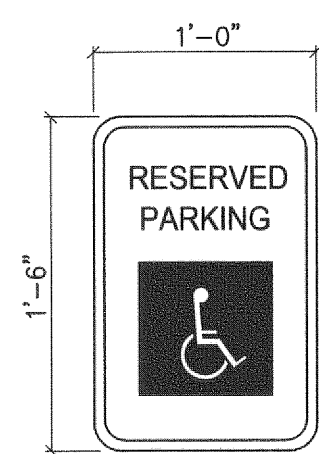
COTTON MILL PARKING EXPANSION



HANDICAP STRIPING DETAIL
N.T.S.



TYPICAL SIGNAGE MOUNTING DETAIL
N.T.S.

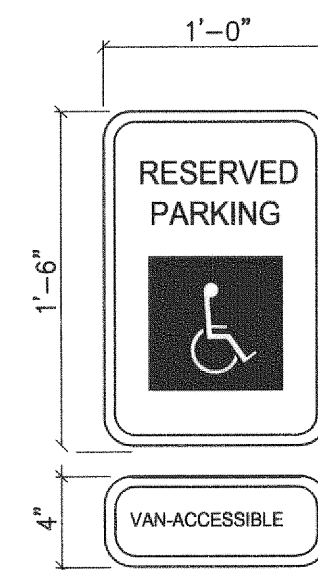


COLORS:
LETTERS AND BORDER- GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND-WHITE

- NOTES:
1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
 2. INSTALL 2' BACK OF CURB OR WHEEL STOPS, UNLESS OTHERWISE INDICATED.
 3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL

TYPE I
N.T.S.

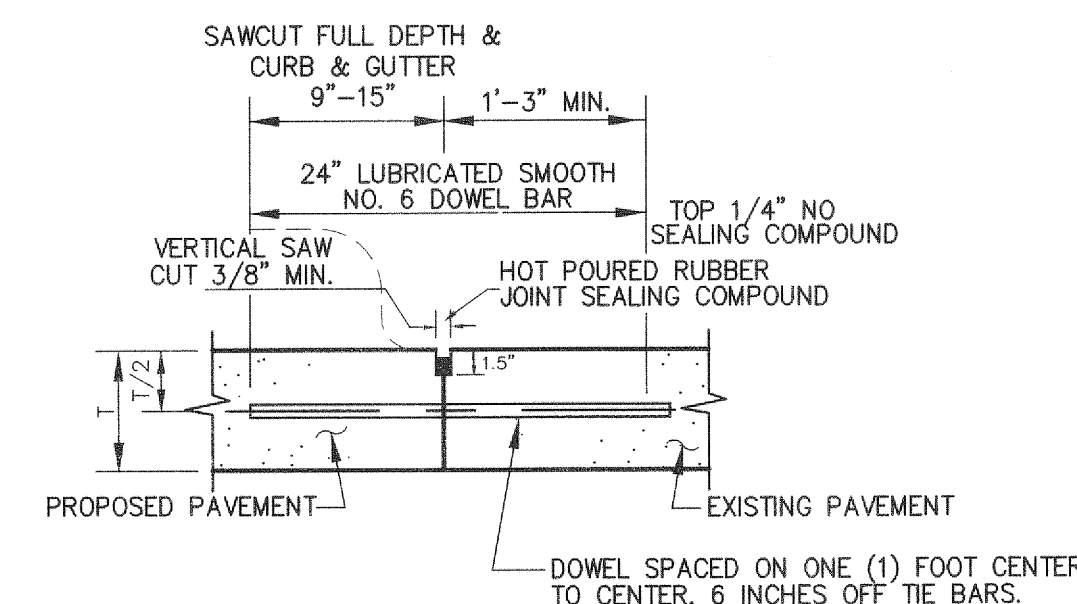


COLORS:
LETTERS AND BORDER- GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND-WHITE

- NOTES:
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 2. INSTALL 2' BACK OF CURB OR WHEEL STOPS, UNLESS OTHERWISE INDICATED.
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TYPICAL SIGNAGE DETAIL

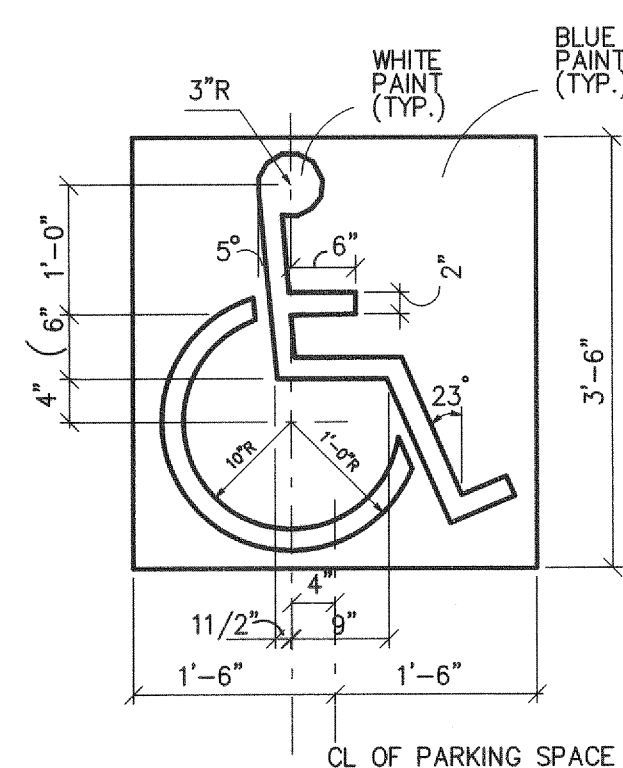
TYPE II
N.T.S.



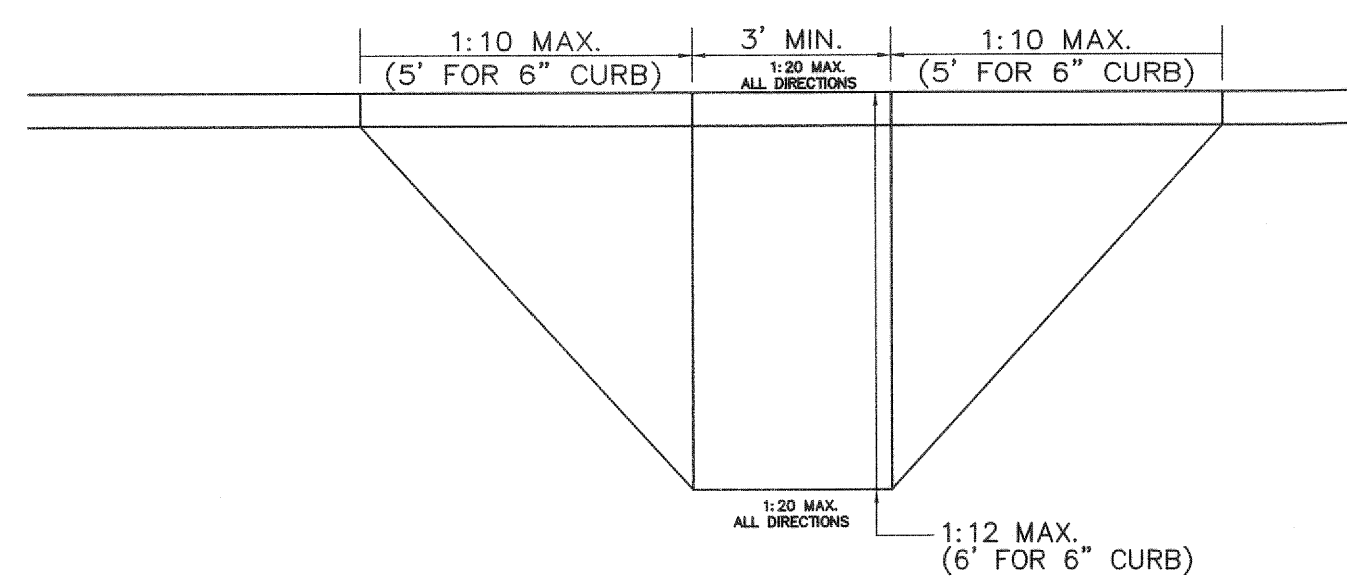
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

LONGITUDINAL BUTT JOINT

- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIC.
 4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



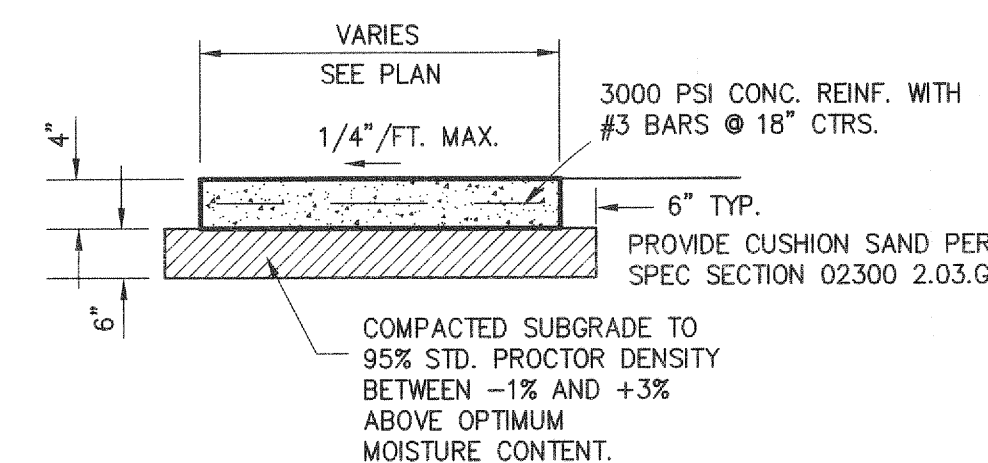
HANDICAP SYMBOL DETAIL
N.T.S.



NOTE:
THIS PLAN INCLUDES MOST OF THE MAJOR ITEMS RELATED TO CURB RAMPS. REFER TO THE TEXAS ACCESSIBILITY STANDARDS FOR COMPLETE INFORMATION.

HANDICAP RAMP DETAIL (PRIVATE ONLY)

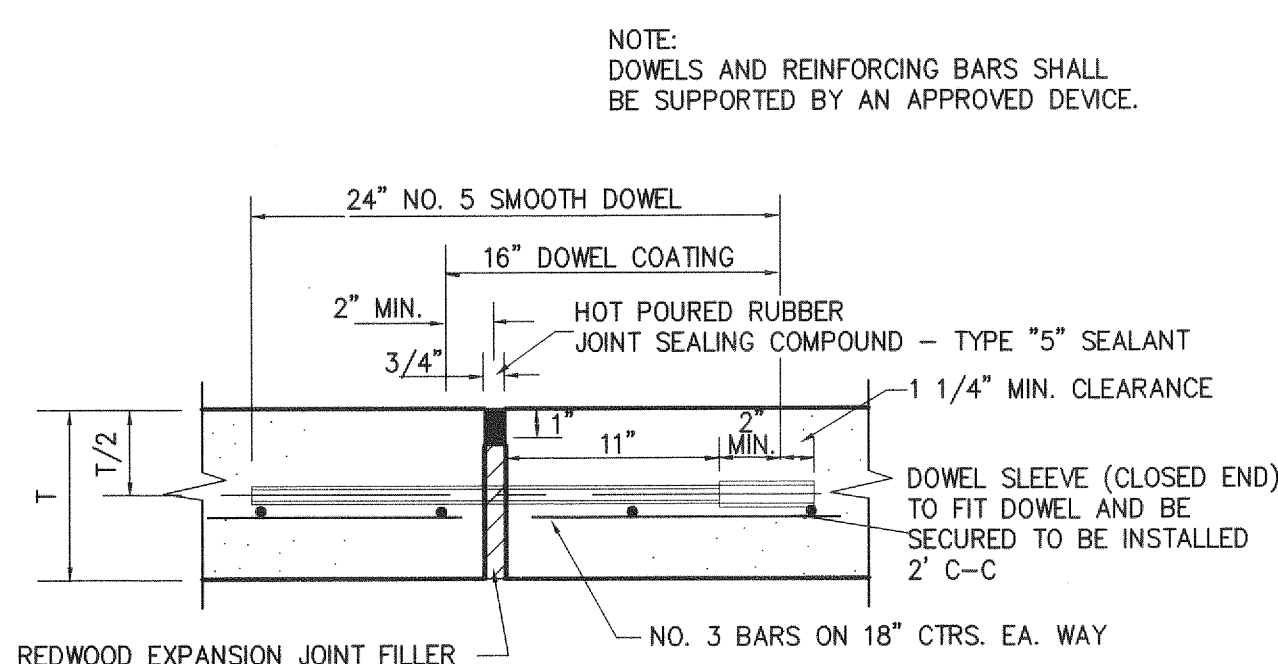
N.T.S.



NOTE:
PROVIDE CUSHION SAND PER SPEC SECTION 02300 2.03.6

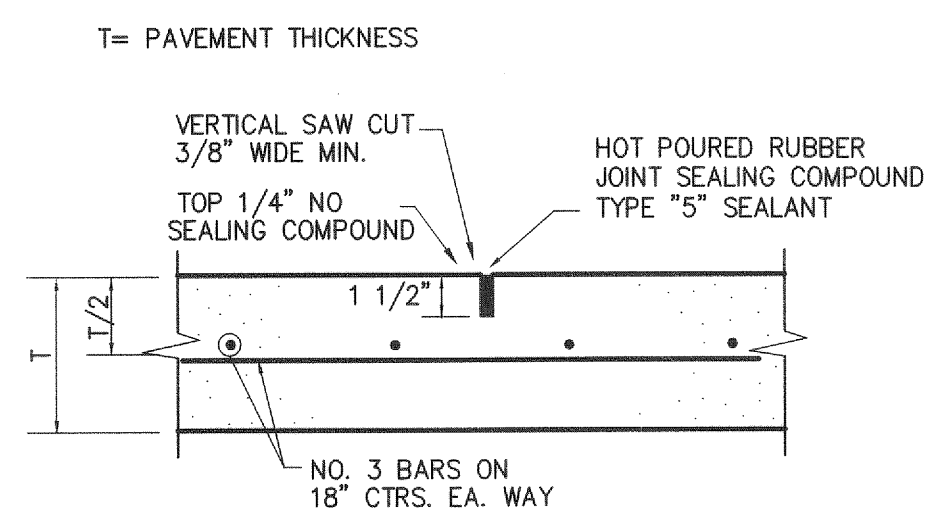
SIDEWALK DETAIL

N.T.S.



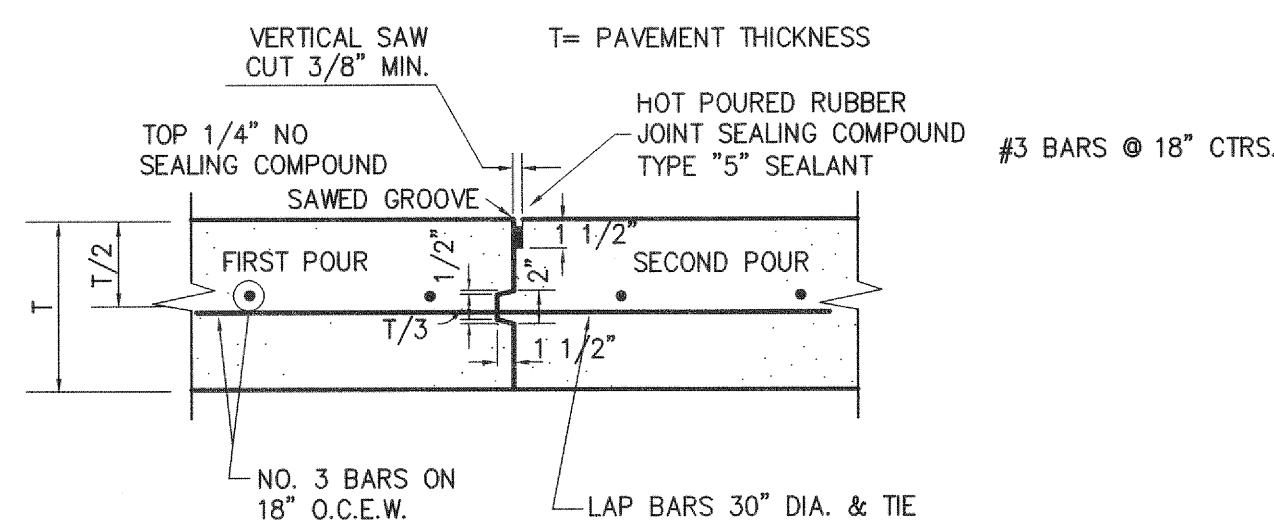
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

EXPANSION JOINT

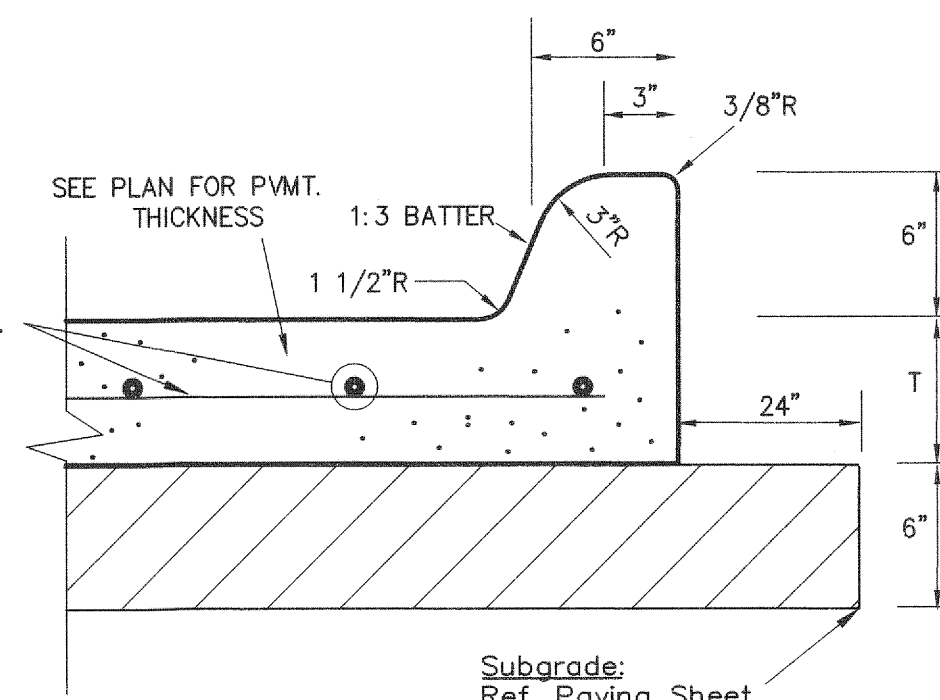


MAXIMUM SPACING IS 15' CTRS. (TYP.)

SAWED DUMMY (CONTROL) JOINT



CONSTRUCTION JOINT



PAVEMENT SECTION WITH CURB

**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE 11/14/14 BY *[Signature]*

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7420. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

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**STOP!
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811
Know what's below.

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BENCHMARK:
Benchmarks:
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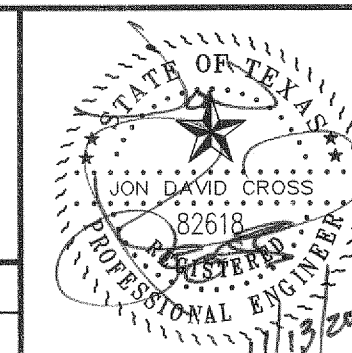
TBM-1 "X" Set, Elevation = 607.86'
TBM-2 "X" Set, Elevation = 613.11'

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. P-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: NONE



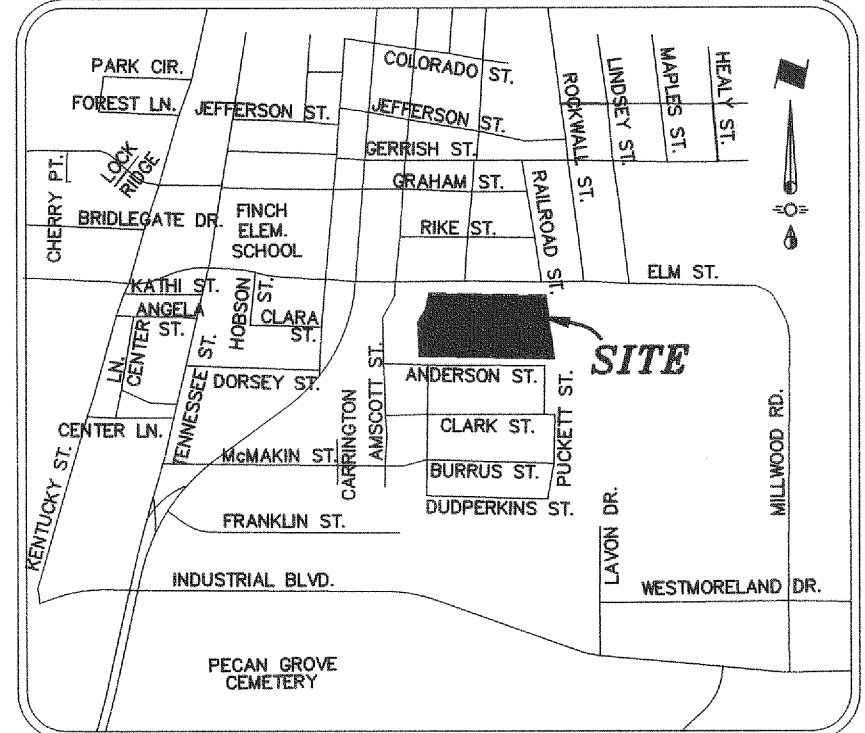
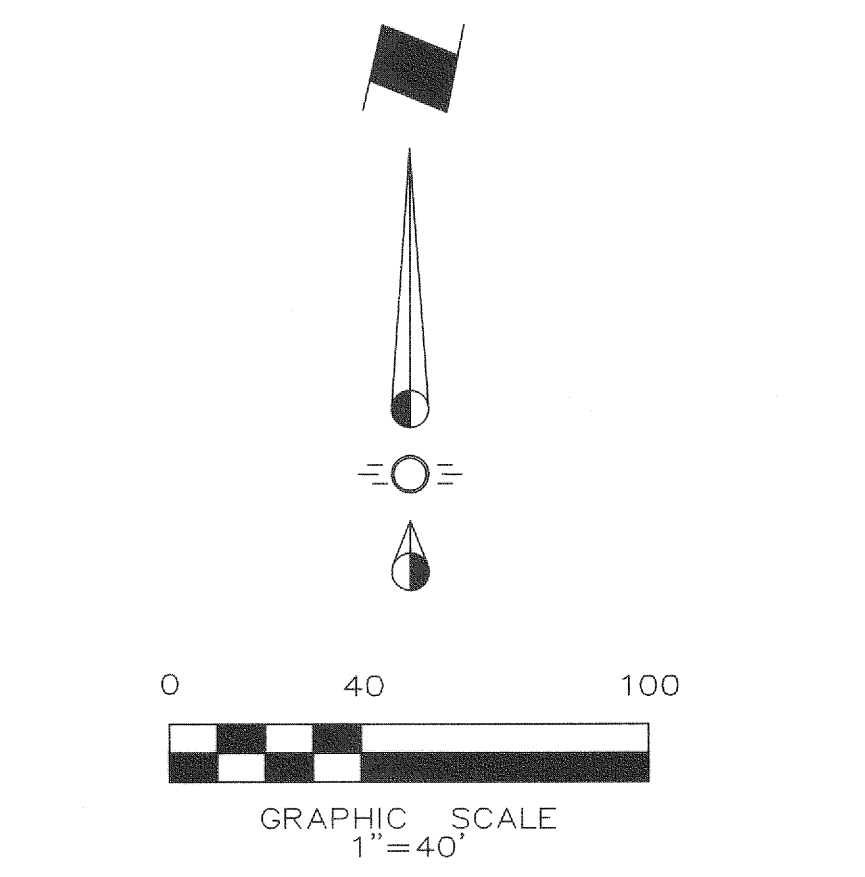
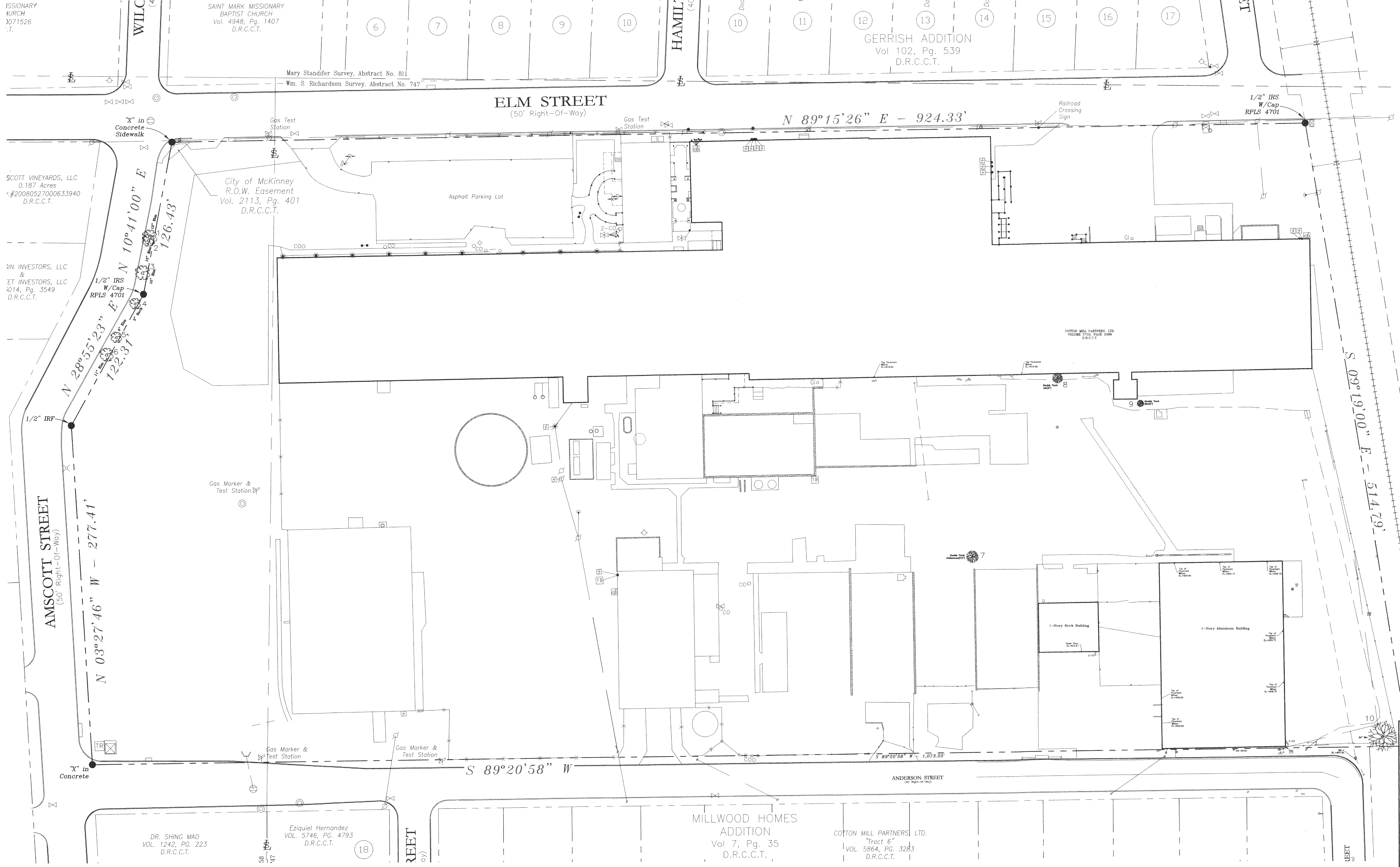
DETAILS

COTTON MILL PARKING EXPANSION

Casey International
City of McKinney, Texas

Sheet No.
C7
of
7
Project No.
14026

COTTON MILL PARKING EXPANSION



VICINITY MAP
NTS

Tree No.	Size	Type
1	12"	Elm
2	10"	Elm
3	12"	Elm
4	9"	Hackberry
5	9"	Elm
6	11"	Elm
7	10"	Cottonwood(D)
8	6"	Ash(D)
9	5"	Elm(D)
10	24"	Elm

(D) - Demotes Double Trunk Tree

**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE 11/14/14 BY C. Holt

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Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 40'

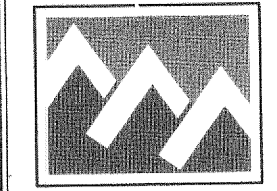
TREE SURVEY

COTTON MILL PARKING EXPANSION

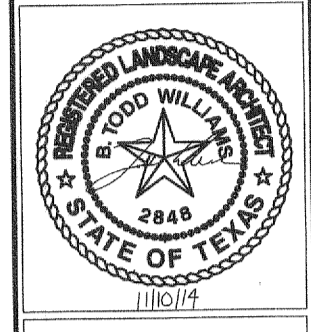
Casey International
City of McKinney, Texas

Sheet No.
TS
Project No.
14026

COTTON MILL PARKING EXPANSION



WILLIAMS DESIGN GROUP
 LAND PLANNING / LANDSCAPE ARCHITECTURE
 10101 West Loop South, Suite 203, McKinney, Texas 75069
 P: (469) 406-9431 E: williams@wdesigngroup.com

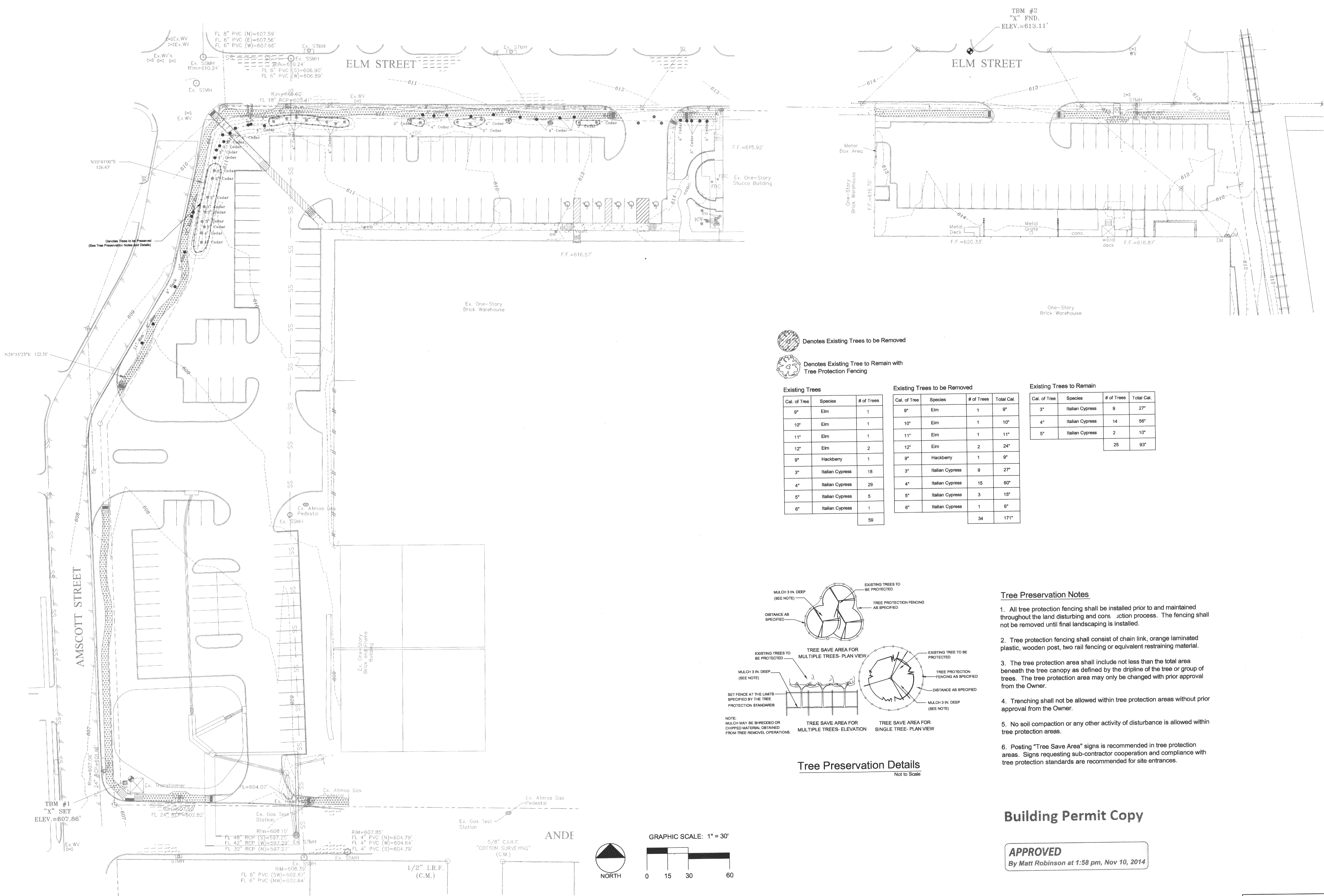


PLAN TITLE:
**Tree Survey and
 Protection Plan**

PROJECT TITLE:
**Cotton Mill Parking Expansion
 Casey International
 McKinney, Texas**

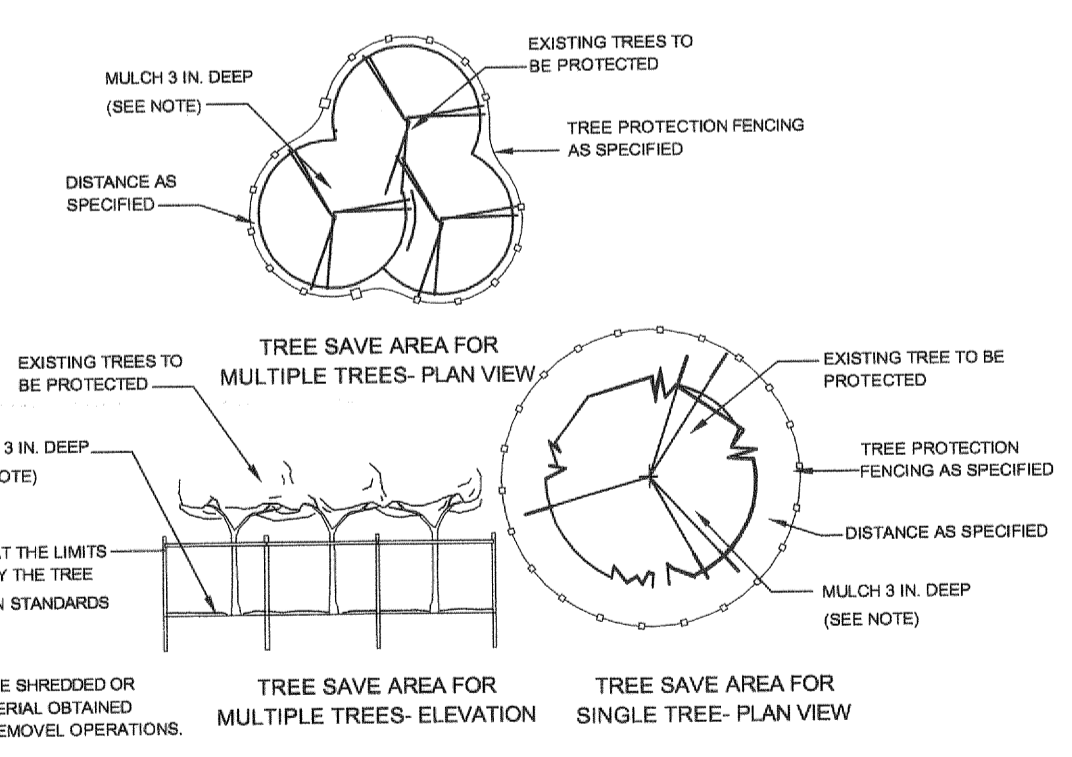
JOB NO.:	REV. DATE	REVISION DESCRIPTION
0186	10-6-14	Per Site Plan Revisions
	10-31-14	Per City Comments
DESIGNED:	TW	
DRAWN:	TW	
SCALE:	1"=30'	
DATE:	6-10-14	

SHEET NO. **L-1**



- Denotes Existing Trees to be Removed
- Denotes Existing Tree to Remain with Tree Protection Fencing

Existing Trees				Existing Trees to be Removed				Existing Trees to Remain			
Cal. of Tree	Species	# of Trees	Total Cal.	Cal. of Tree	Species	# of Trees	Total Cal.	Cal. of Tree	Species	# of Trees	Total Cal.
9"	Elm	1	9"	9"	Elm	1	9"	3"	Italian Cypress	9	27"
10"	Elm	1	10"	10"	Elm	1	10"	4"	Italian Cypress	14	56"
11"	Elm	1	11"	11"	Elm	1	11"	5"	Italian Cypress	2	10"
12"	Elm	2	24"	9"	Hackberry	1	9"				
9"	Hackberry	1	9"	3"	Italian Cypress	9	27"				
3"	Italian Cypress	18	54"	4"	Italian Cypress	15	60"				
4"	Italian Cypress	29	116"	5"	Italian Cypress	3	15"				
5"	Italian Cypress	5	25"	6"	Italian Cypress	1	6"				
6"	Italian Cypress	1	6"								
		58				34	171"			25	93"



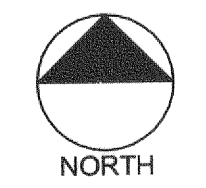
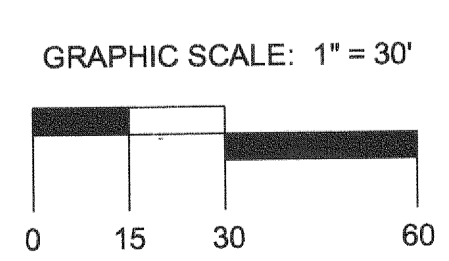
Tree Preservation Details
 Not to Scale

Tree Preservation Notes

1. All tree protection fencing shall be installed prior to and maintained throughout the land disturbing and construction process. The fencing shall not be removed until final landscaping is installed.
2. Tree protection fencing shall consist of chain link, orange laminated plastic, wooden post, two rail fencing or equivalent restraining material.
3. The tree protection area shall include not less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees. The tree protection area may only be changed with prior approval from the Owner.
4. Trenching shall not be allowed within tree protection areas without prior approval from the Owner.
5. No soil compaction or any other activity of disturbance is allowed within tree protection areas.
6. Posting "Tree Save Area" signs is recommended in tree protection areas. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.

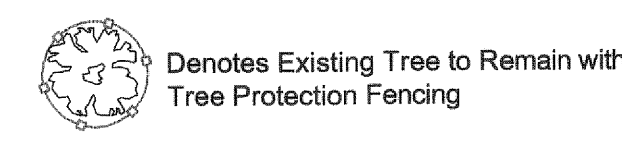
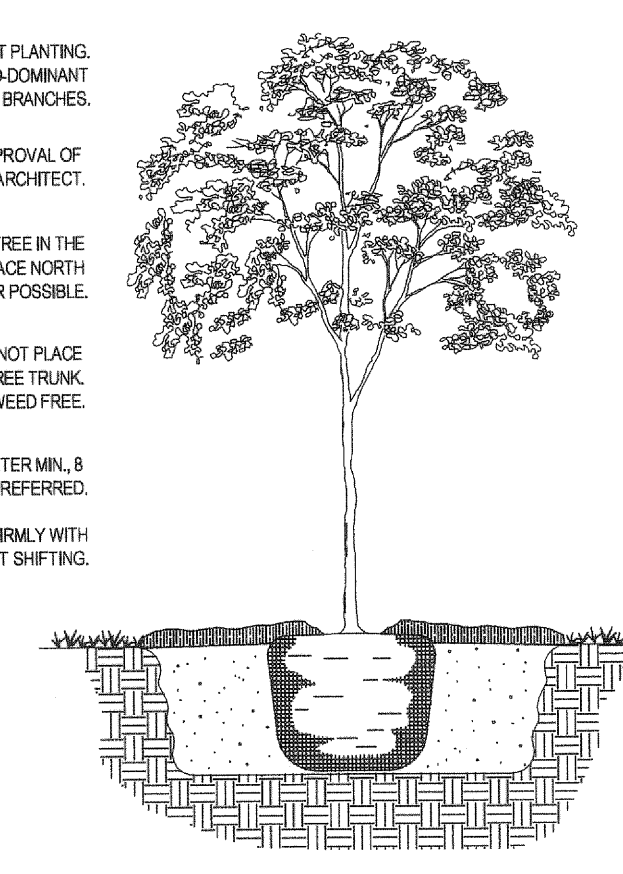
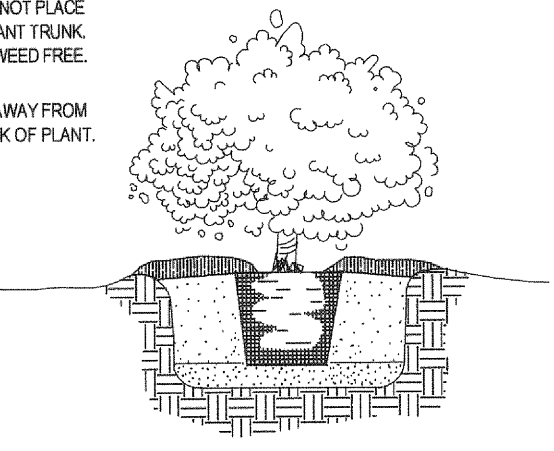
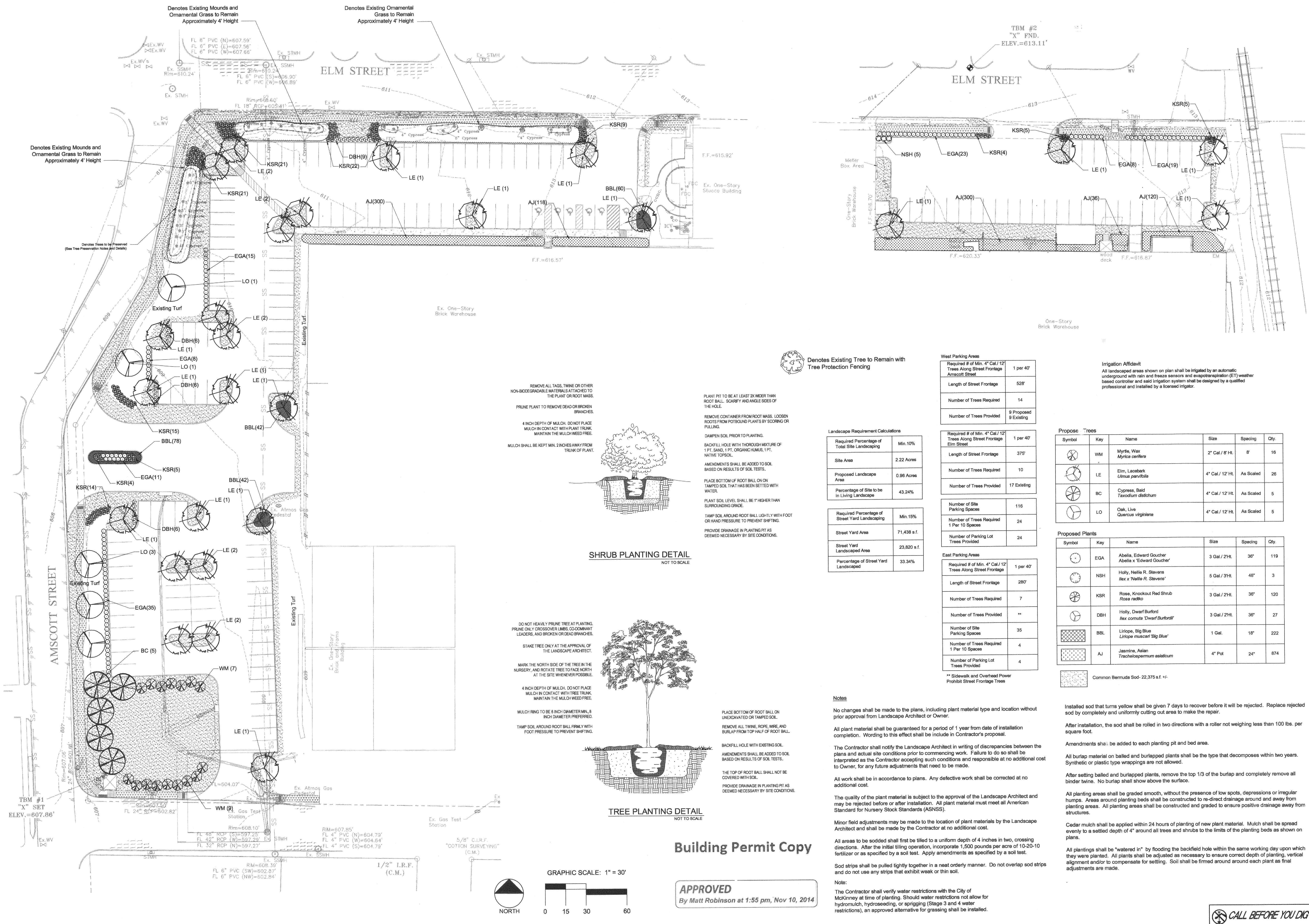
Building Permit Copy

APPROVED
 By Matt Robinson at 1:58 pm, Nov 10, 2014



CALL BEFORE YOU DIG - 811

JOB NO.:	DESIGNED:	DRAWN:	SCALE:	DATE:
0186	10-6-14	TW	1"=30'	6-10-14
REVISION DESCRIPTION				
Per Site Plan Revisions				
Per City Comments				
Per City Comments Dated 11-3-14				
SHEET NO.				



West Parking Areas

Required # of Min. 4" Cal / 12" Trees Along Street Frontage Amcott Street	1 per 40'
Length of Street Frontage	528'
Number of Trees Required	14
Number of Trees Provided	9 Proposed 9 Existing

Landscape Requirement Calculations

Required Percentage of Total Site Landscaping	Min. 10%
Site Area	2.22 Acres
Proposed Landscape Area	0.96 Acres
Percentage of Site to be in Living Landscape	43.24%

Required Percentage of Street Yard Landscaping	Min. 15%
Street Yard Area	71,438 s.f.
Street Yard Landscaped Area	23,820 s.f.
Percentage of Street Yard Landscaped	33.34%

East Parking Areas

Required # of Min. 4" Cal / 12" Trees Along Street Frontage Elm Street	1 per 40'
Length of Street Frontage	375'
Number of Trees Required	10
Number of Trees Provided	17 Existing

Number of Site Parking Spaces	116
Number of Trees Required 1 Per 10 Spaces	24
Number of Parking Lot Trees Provided	24

Propose Trees

Symbol	Key	Name	Size	Spacing	Qty.
WM	Myrtle Wax	<i>Myrica carolinensis</i>	2" Cal / 8' Ht.	8'	16
LE	Elm, Lacebark	<i>Ulmus parvifolia</i>	4" Cal / 12' Ht.	As Scaled	26
BC	Cypress, Bald	<i>Taxodium distichum</i>	4" Cal / 12' Ht.	As Scaled	5
LO	Oak, Live	<i>Quercus virginiana</i>	4" Cal / 12' Ht.	As Scaled	5

Proposed Plants

Symbol	Key	Name	Size	Spacing	Qty.
EGA	Abelia, Edward Goucher	Abelia x 'Edward Goucher'	3 Gal / 2Ht.	36"	119
NSH	Holly, Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	5 Gal / 3Ht.	48"	3
KSR	Rose, Knockout Red Shrub	<i>Rosa radiko</i>	3 Gal / 2Ht.	36"	120
DBH	Holly, Dwarf Burford	<i>Ilex cornuta 'Dwarf Burford'</i>	3 Gal / 2Ht.	36"	27
BBL	Liriope, Big Blue	<i>Liriope muscari 'Big Blue'</i>	1 Gal.	18"	222
AJ	Jasmine, Asian	<i>Trachelopernum asiaticum</i>	4" Pot	24"	874

Common Bermuda Sod- 22,375 s.f. +/-

Irrigation Affidavit
 All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Notes

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be included in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Note:
 The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydroseeding, or sprigging (Stage 3 and 4 water restrictions), an approved alternative for grassing shall be installed.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

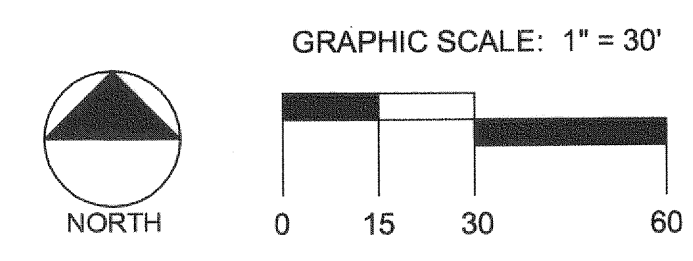
All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

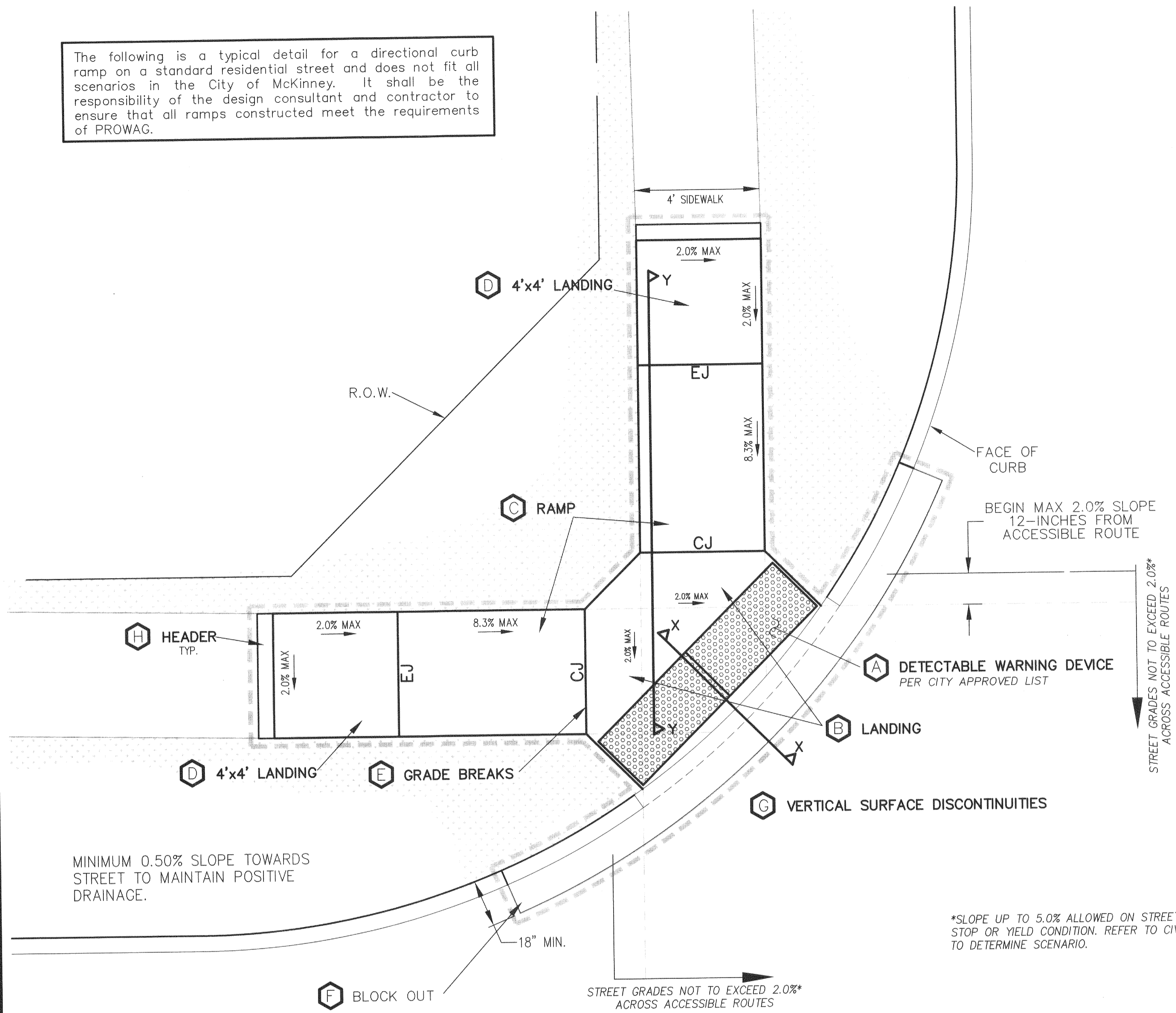
All plantings shall be "watered in" by flooding the backfill hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

Building Permit Copy

APPROVED
 By Matt Robinson at 1:55 pm, Nov 10, 2014



The following is a typical detail for a directional curb ramp on a standard residential street and does not fit all scenarios in the City of McKinney. It shall be the responsibility of the design consultant and contractor to ensure that all ramps constructed meet the requirements of PROWAG.



DIRECTIONAL CURB RAMP - R2U/C2U (25' RADIUS)

- A** Detectable Warning Devices (DWD) shall be pre-manufactured cast-in-place plates from the City of McKinney approved vendor list installed to the manufacturer's specifications, and shall meet all ADA requirements. No Brick Pavers allowed. Color to be Brick Red or similar. DWD shall be 24 inches in length for the full width of the street connection starting at the back of curb. A maximum 2-inch border shall be allowed on the sides of the DWD for proper installation. Typical width equals 8 ft wide.
- B** Also known as "Clear Space" per ADA PROWAG, a minimum landing space of 4-foot by 4-foot shall be at the bottom of every ramp. This landing (clear) space shall have a cross slope in all directions that does not exceed 2.0% and shall be wholly outside the parallel vehicular travel path.
- C** The ramp component of the directional curb ramp shall have a continuous longitudinal slope more than 5% and less than 8.3%. The ramp shall also have a cross slope of no more than 2.0%. Length of ramp can vary, but shall not exceed 15 feet to achieve desired elevation change.
- D** Also known as "Turning Space" per ADA PROWAG, a minimum landing space of 4-foot by 4-foot shall be at the top of every ramp. This landing (turning) space shall have a cross slope in any direction that does not exceed 2.0%. Landing must match width of sidewalk and length shall be the same distance.
- E** All curb ramps shall have grade breaks at the top and bottom that are perpendicular to the direction of the ramp run. A minimum 4-foot by 4-foot clear space shall be provided at all bottom grade breaks. Curb ramps may include DWD if any part of nearest edge to curb does not exceed 5 feet. If placed on ramp, DWD must be located at the grade break.
- F** Paving contractor shall leave block out with a keyway joint installed, minimum of 18 inches measured from back of curb. Block out shall be poured monolithically with Curb Ramp. Typical block out shall be 20 feet in length, but varying conditions may require more. Concrete shall tie to street paving with a keyway joint per City detail 2050M. No curb shall be constructed where a DWD is provided. The curb on either side shall have a typical 5 foot taper to transition from the standard 6-inch curb height to be flush with ramp.
- G** All work shall be installed flush with all features to minimize vertical surface discontinuities. Street connection and DWD shall be flush with no more (zero tolerance) than a 1/4 inch grade separation (elevation difference).
- H** A sidewalk header shall be constructed at ends of all work performed.

EJ - Expansion Joint
 CJ - Construction Joint

--- Required limits of construction with street installation

PROWAG = Public Rights-of-Way Accessibility Guidelines

PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

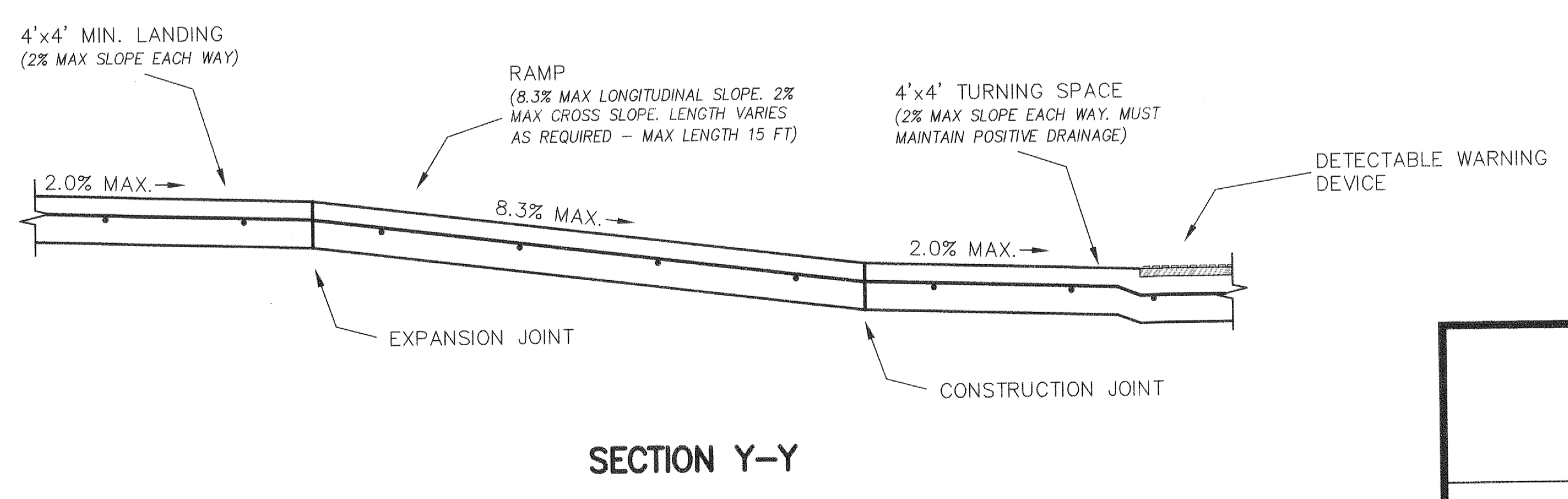
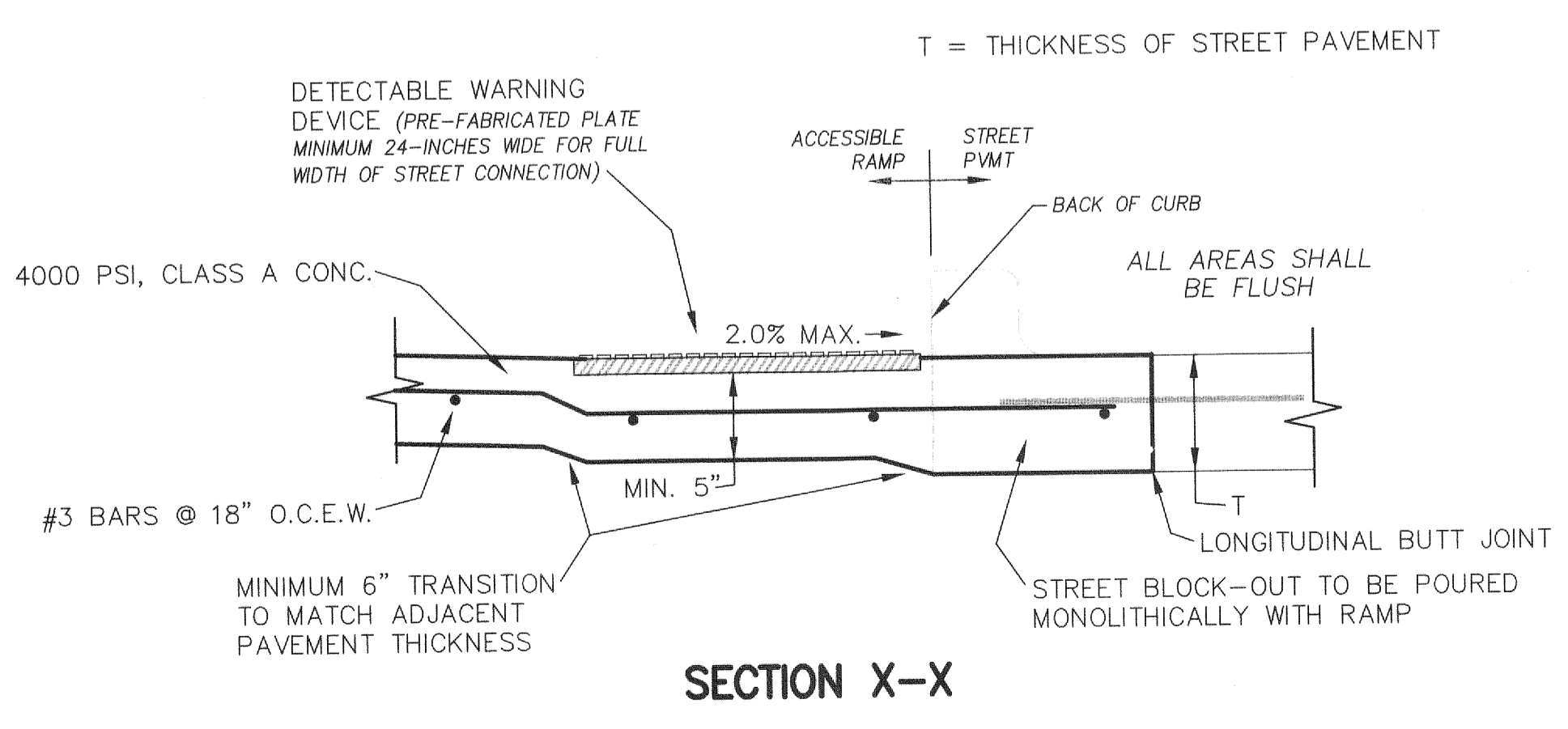
All newly constructed sidewalks, curb ramps and crosswalks installed within City of McKinney public rights-of-way shall be considered a pedestrian access route and shall conform to the most current "Draft" Guidelines for Public Rights-of-Way created by the United States Access Board. <http://www.access-board.gov/provac/draft.htm>

- CURB RAMPS**
- All slopes shown are **MAXIMUM ALLOWABLE**. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
 - Landings shall be 4'x 4' minimum with a maximum 2% slope in any direction.
 - Where a 4' sidewalk is provided, a 5'x 5' passing areas are required at intervals not to exceed 200'.
 - Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
 - Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
 - Additional information on curb ramp location, design, light reflective value and texture may be found in the most current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102. Federal guidelines shall supersede any conflicts.
 - Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps and accessible routes shall align with theoretical crosswalks unless otherwise directed.
 - Handrails are not required on curb ramps.
 - Provide a smooth transition where the curb ramps connect to the street.
 - Accessible routes are considered "ramps" when longitudinal slopes are between 5% and 8.3% (maximum allowable). Sidewalks under 5% longitudinal slope are deemed accessible routes and must follow all applicable guidelines.

- DETECTABLE WARNING DEVICE**
- Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
 - Detectable Warning Materials must meet City of McKinney Material Specification XXXXXX and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
 - Detectable warning surfaces must be slip resistant and not allow water to accumulate.
 - Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
 - Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are provided on a surface with a slope that is less than 5 percent, dome orientation is less critical. Detectable warning surfaces may be curved along the corner radius.

- SIDEWALKS**
- Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
 - Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
 - Street grades and cross slopes shall be as shown elsewhere in the plans.
 - Changes in level greater than 1/4 inch are not permitted (1/2 inch with bevel).
 - Where a 4' sidewalk is provided, a 5'x 5' passing areas are required at intervals not to exceed 200'.
 - The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
 - Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.

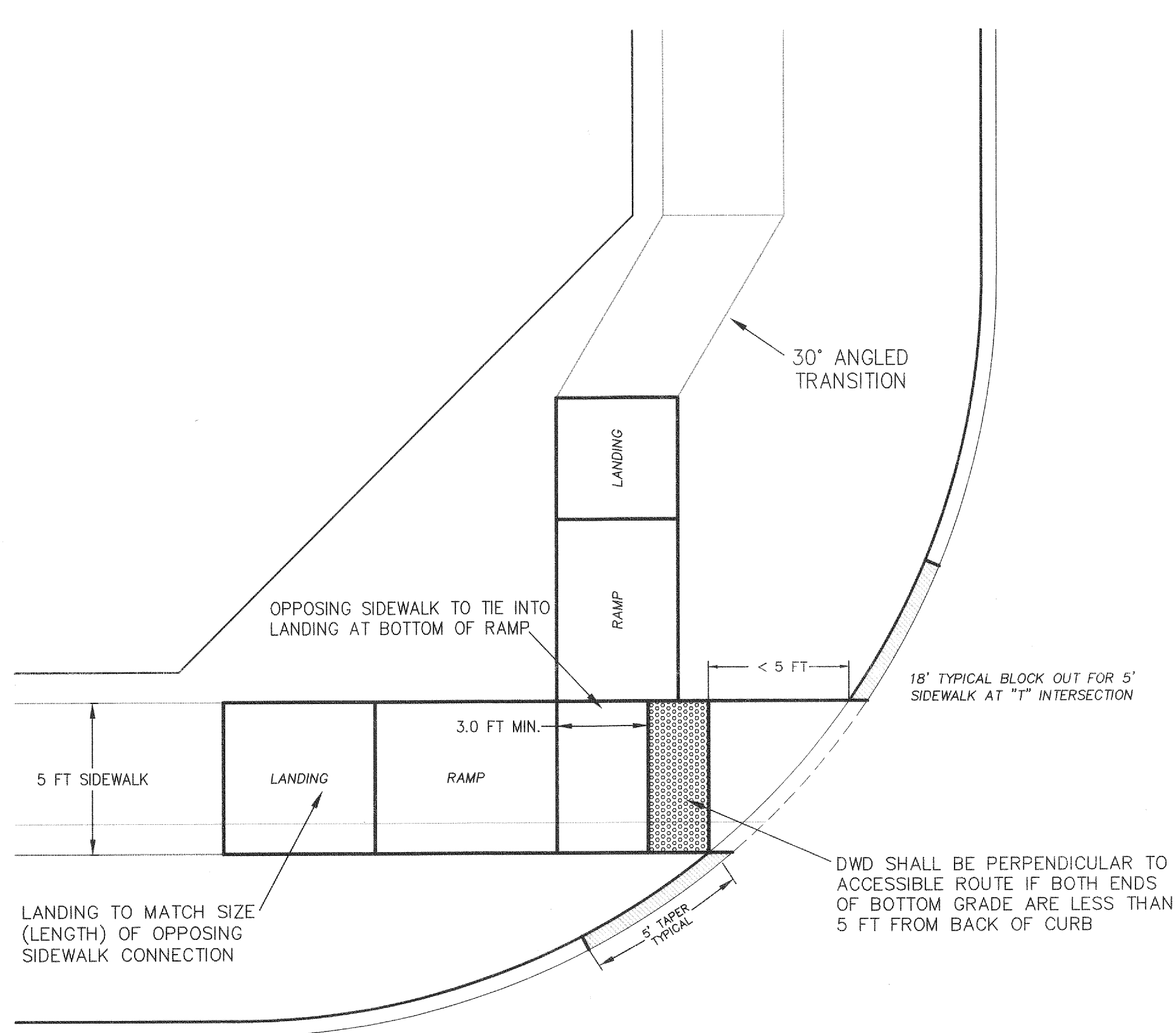
This detail and accompanying notes are a representation of the information from PROWAG and are intended to provide guidance for the design and construction of sidewalk ramps in McKinney. It is the responsibility of the Design Professional and the Contractor to ensure that all ramps constructed meet the requirements of PROWAG.



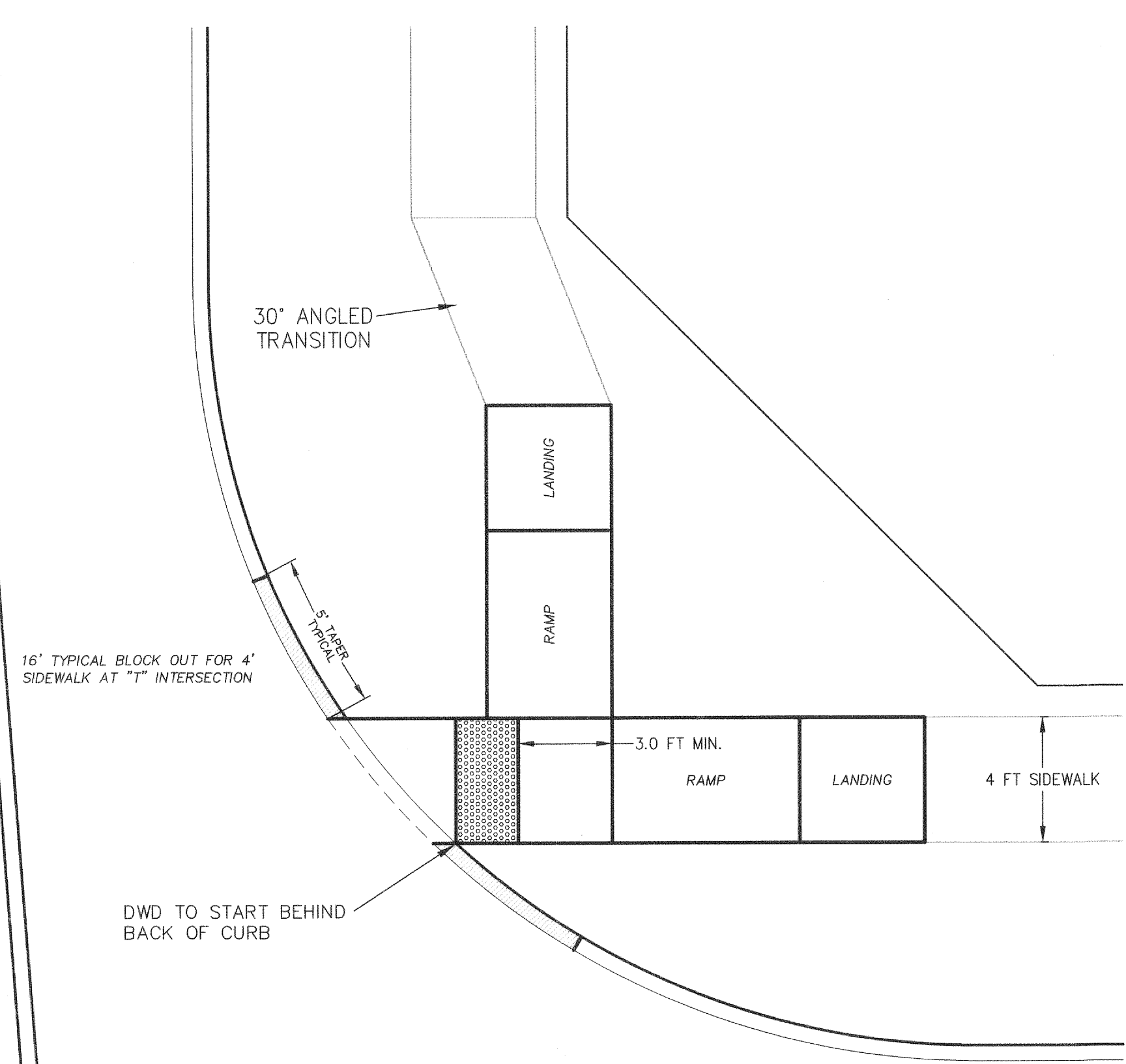
PEDESTRIAN FACILITIES CURB RAMPS
 MARCH 2013

CITY OF MCKINNEY ENGINEERING DEPARTMENT
 221 N. TENNESSEE ST. MCKINNEY, TX 75069 P (972) 547-7420 F (972) 547-2604

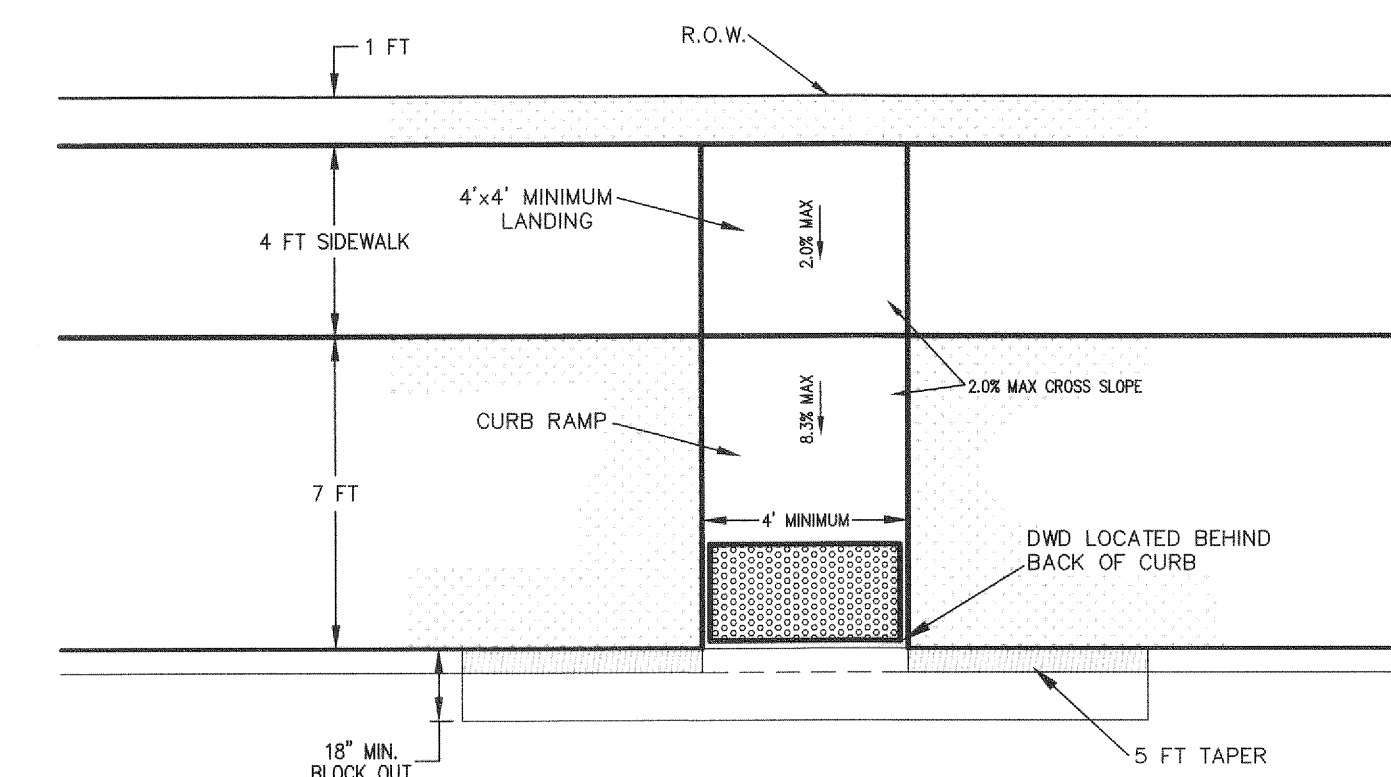
Unique by nature.



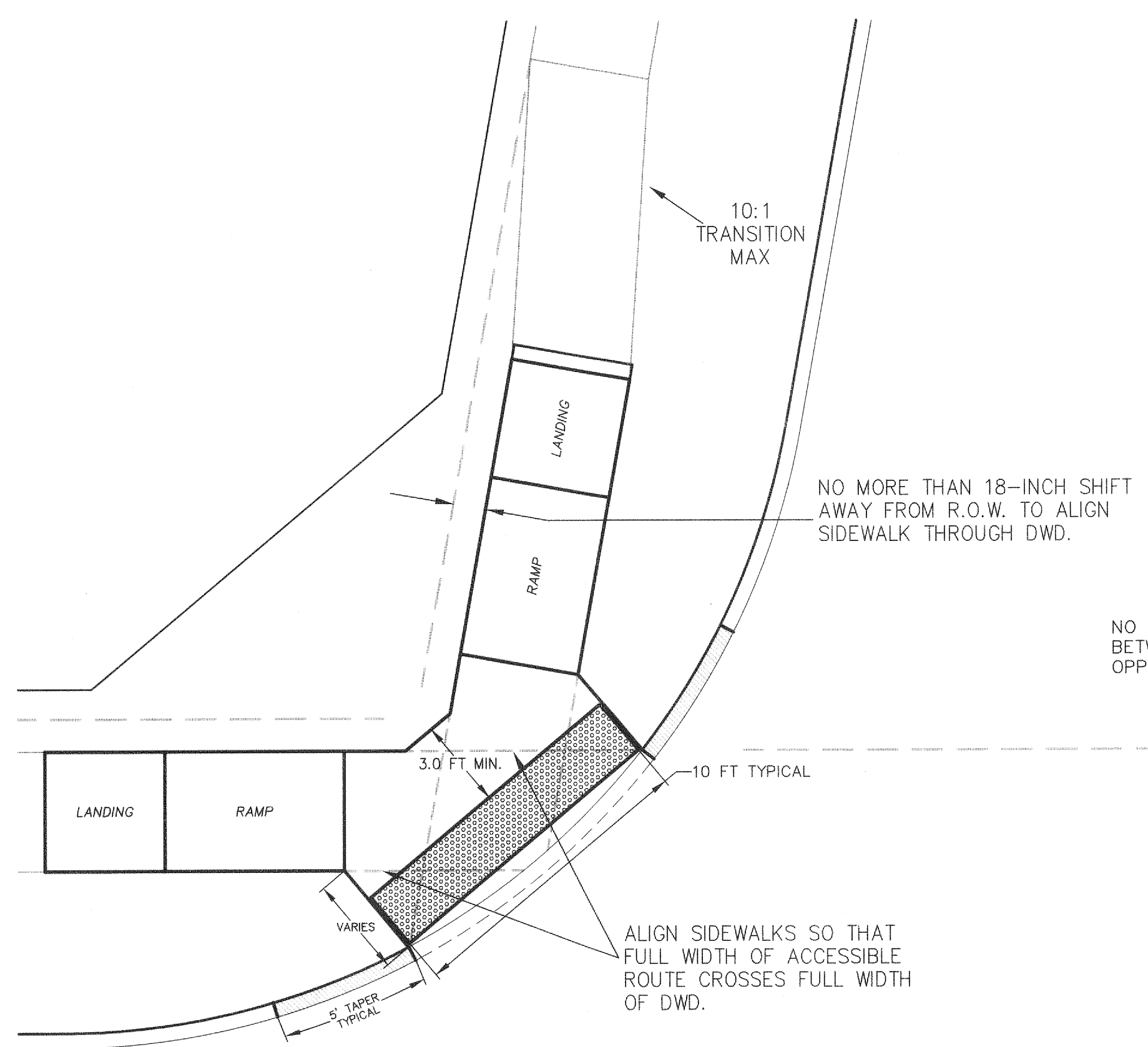
CURB RAMP, 5' SIDEWALK - C2U/R2U (25' RADIUS) AT "T" INTERSECTION



CURB RAMP, 4' SIDEWALK - R2U/R2U (25' RADIUS) AT "T" INTERSECTION

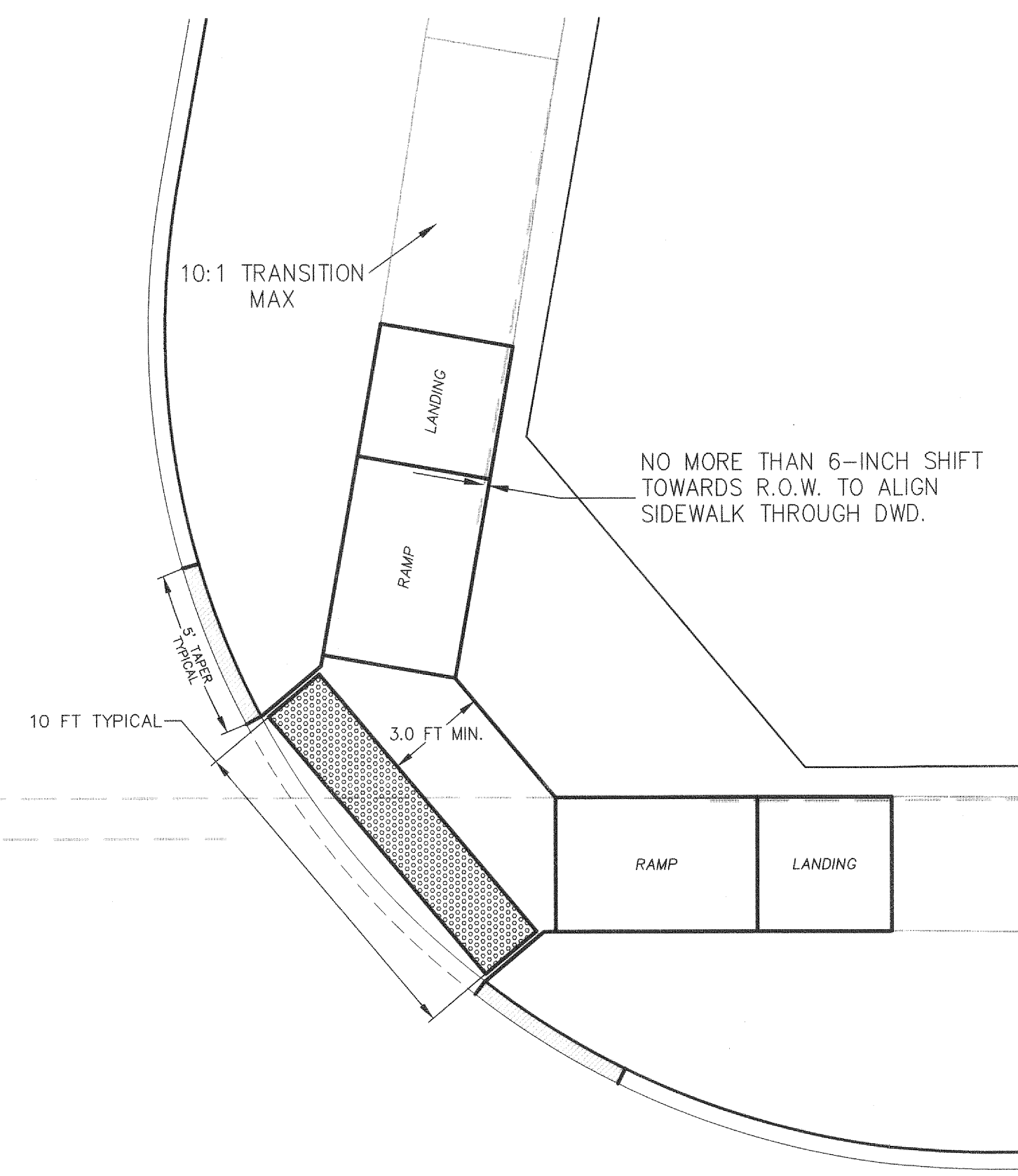


PERPENDICULAR (MID-BLOCK) CURB RAMP



CURB RAMP - R2U/R2U - 10° SKEW (25' RADIUS)

NO MORE THAN AN 18-INCH SKEW BETWEEN ACCESSIBLE ROUTES ON OPPOSING CORNERS



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 1/11/2011 10:17:21 AM C:\Users\mckinney\Documents\Curb Ramp Detail (2).dwg
 1/11/2011 10:17:21 AM C:\Users\mckinney\Documents\Curb Ramp Detail (2).dwg

PEDESTRIAN FACILITIES CURB RAMPS

DEC 2012

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