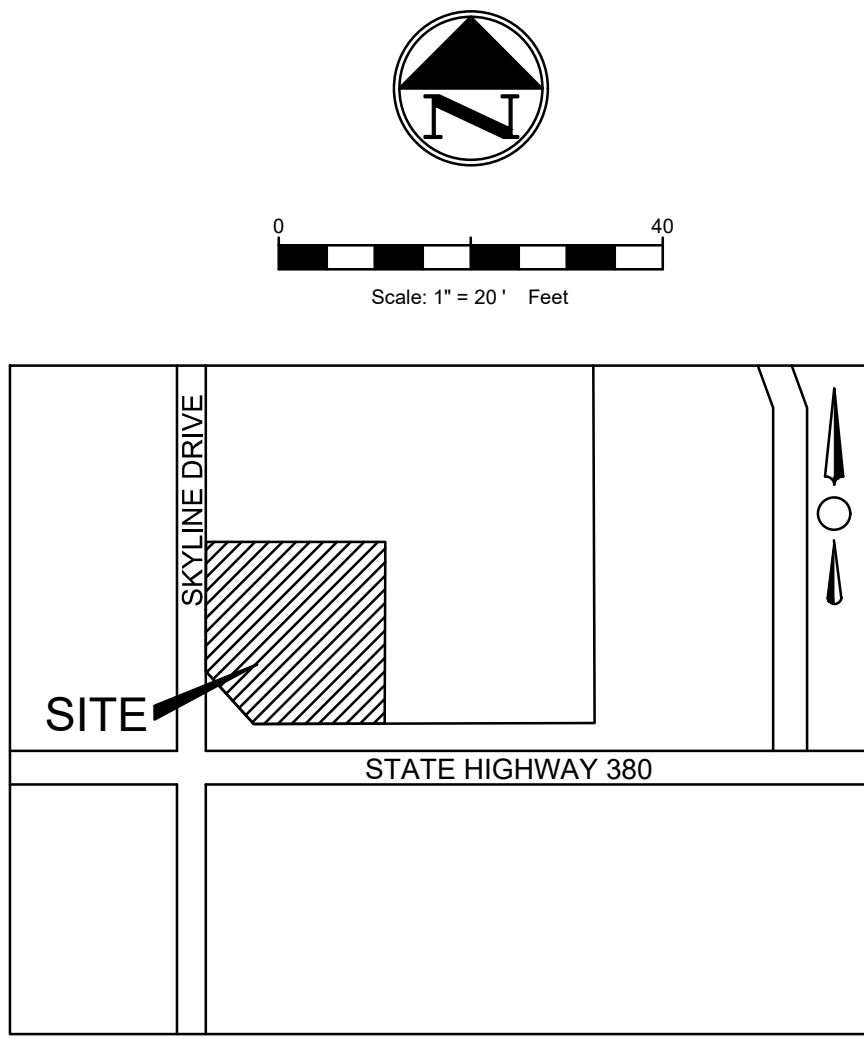


FLOOD PLAIN NOTE
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0260K, DATED JUNE 7, 2017. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



EXISTING LEGEND

○	1/2" IR FOUND	⊙	SAN. SEW. MH.
○	1/2" IR SET	⊙	IRRIGATION VALVE
○	5/8" IR FOUND	⊙	WATER VALVE
○	3/8" IR FOUND	⊙	FIRE HYDRANT
○	60-D NAIL FOUND	⊙	UTILITY POLE
○	PK NAIL SET	⊙	WATER METER
○	1/2" IP FOUND	⊙	GAS METER
○	X-FOUND	⊙	GAS MARKER
○	X-SET	⊙	A.C. PAD
○	1" IR FOUND	⊙	TRANS. BOX
○	1" IP FOUND	⊙	GUY WIRE ANCHOR
○	POINT FOR CORNER	⊙	HANDICAP SPACE
○	CON. MONUMENT	⊙	OVERHEAD UTILITY LINE
○	3/4" IP FOUND	⊙	BARBED WIRE FENCE
○	TELE. BOX	⊙	IRON FENCE
○	CABLE BOX	⊙	CHANLINK FENCE
○	ELECTRIC BOX	⊙	WOOD FENCE
○	BRICK COLUMN	⊙	PIPE RAIL FENCE
○	STONE COLUMN	⊙	COVERED AREA
○	STORM DRAIN MH.	⊙	ASPHALT
○	SAN. SEW. CO.	⊙	FIRE LANE STRIPE
○	BOLLARD POST	⊙	BRICK RET. WALL
○	LIGHT POLE	⊙	STONE RET. WALL
○		⊙	CONC. RET. WALL

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. 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 WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - 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, 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.
 - 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.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

NOTE:
 HVAC WILL BE ROOF MOUNTED. THE SCREENING DEVICE SHALL BE A MINIMUM OF 1 FT TALLER THAN THE EQUIPMENT ITSELF IS REQUIRED. SCREENING MATERIAL SHALL BE CONSISTENT WITH THE STRUCTURE ON WHICH THE EQUIPMENT IS PLACED.
 SITE PLAN REQUIRES CITY COUNCIL APPROVAL PER THE PD.

SITE DATA SUMMARY TABLE

GROSS LOT AREA	63,379.80 S.F. (1.455 ACER)
ROW DEDICATION	0 S.F. (0 ACER)
NET LOT AREA	63,379.8- S.F. (1.455 ACER)
EXISTING ZONING	C- PLANNED CENTER BASE PD 1997-06-35
PROPOSED USE	RETAIL & RESTAURANT
BUILDING AREA(TOTAL)	14,462.80 S.F.
BUILDING HEIGHT (STORY)	30'-0"
LOT COVERAGE	22.71 %
FLOOR AREA RATIO	0.227
PERVIOUS AREA	14,634.49 S.F.
IMPERVIOUS AREA	48,745.31 S.F.
PARKING REQUIRED	SHOPPING CENTER RATIO: 1 SPACE PER 250 S.F.
TOTAL PARKING REQUIRED	58
TOTAL PARKING PROVIDED	59
HANDICAP PARKING REQUIRED	3
HANDICAP PARKING PROVIDED	3
BUILDING CODE	2018 IBC

SITE LEGEND

CONCRETE CURB	▬
FIRE LANE	▬
STRIPING	▬
PARKING SPACES	⊠
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	▬
TRAFFIC ARROW	➔
DUMPSTER	⊠
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
GREASE TRAP	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
GAS METER	⊙
TRANSFORMER	⊙
POWER POLE	⊙
LANDSCAPE	⊙



NO.	DATE	DESCRIPTION	BY
1	08-23-2021	1st CITY SUBMITTAL	AY
2	10-11-2021	2nd CITY SUBMITTAL	AY
3	11-17-2021	3rd CITY SUBMITTAL	AY



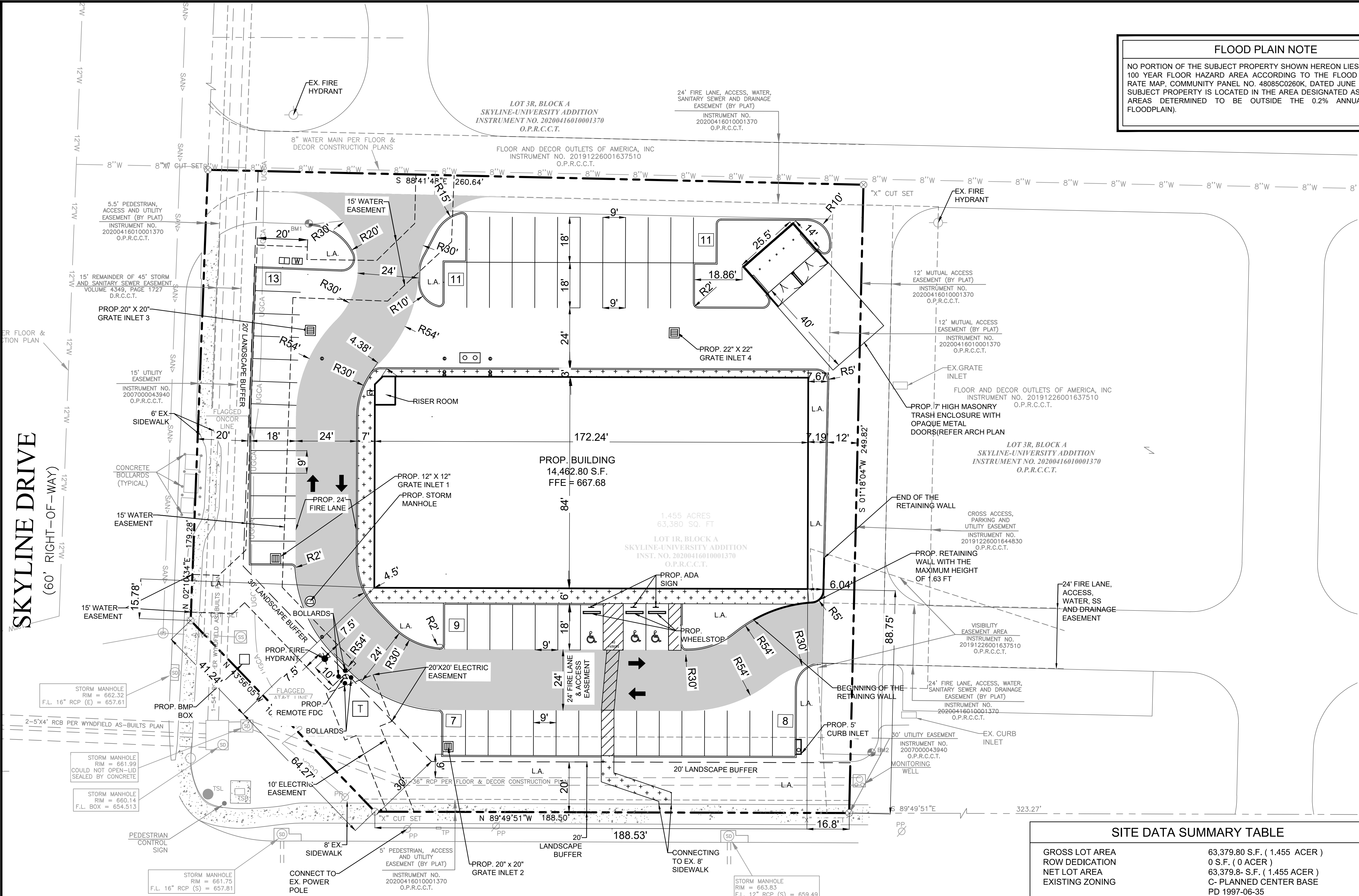
SITE PLAN
CENTURY SQUARE 380 RETAIL & RESTAURANT
 SKYLINE DRIVE & HIGHWAY 380
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS 75071
 LOT 1R, BLOCK A

TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	08-23-2021	SCALE BAR	075-21	C-3.0

TX. P.E. FIRM #11525



PROJECT CONTACT LIST

OWNER
 ZIV380 LLC
 222 MUNICIPAL DRIVE, SUITE 138
 RICHARDSON, TX 75080
 CONTACT: ALFRED GOH
 TEL: 972-489-3880
 EMAIL: ALFREDPCR@YAHOO.COM

CIVIL ENGINEER/APPLICANT
 TRIANGLE ENGINEERING LLC
 1784 W. McDERMOTT DRIVE, SUITE 110
 ALLEN, TX 75013
 CONTACT: ANDREW YEOH
 TEL: 469-213-2804
 EMAIL: AYEOH@TRIANGLE-ENGR.COM

SURVEY
 TARVERSE LAND SURVEYING LLC
 14200 MIDWAY ROAD, SUITE 130
 DALLAS, TX 75224
 CONTACT: MARK A. NACE, RPLS
 TEL: 469-426-7339
 EMAIL: MARKNACE@TARVERSELANDSURVEYING.COM

BENCHMARKS

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK, ADJUSTED TO THE CITY OF MCKINNEY BENCHMARK.

BENCHMARK NO. 1
 SQUARE WITH AN "X" CUT IN THE TOP OF CURB, EAST SIDE OF SKYLINE DRIVE, APPROXIMATELY 46'-+ SOUTH-EAST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
 ELEVATION: 666.14

BENCHMARK NO. 2
 SQUARE WITH AN "X" CUT IN THE TOP OF CURB, NORTH SIDE OF U.S. HIGHWAY NO. 380, APPROXIMATELY 26'-+ NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
 ELEVATION: 665.53

NOTE:
 "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."

"MECHANICAL AND HEATING AND CONDITIONING EQUIPMENT IN NON-RESIDENTIAL 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES."

STATE HIGHWAY NO. 380
 (140' RIGHT-OF-WAY)