

LEGEND		ΚE	1		
	PROPERTY LINE	EX	EXISTING	GI	GRATE INLET
	EASEMENT LINE	во	BY OTHERS	MH	MANHOLE
FI		CI	CURB INLET	JB	JUNCTION BOX
7.2	PROPOSED FIRE LANE BY OTHERS	WM	WATER METER	FH	FIRE HYDRANT
13		LP	LIGHT POLE	BFR	BARRIER FREE RAM
	CIP SIDEWALK	GT	GREASE TRAP	HW	HEADWALL
	PROPOSED SIDEWALK			AD	AREA DRAIN

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

PARKING COUNT

ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS

SITE INFORMATION

JURISDICTION	CITY OF MCKINNEY
SITE LOCATION	ITERSECTION OF VIRGINIA PKWY AND HARDIN BLVD
TOTAL SITE AREA	55,524 SF/1.27 AC
EXISTING ZONING	COMMERCIAL (C2)
EXISTING USE	VACANT LOT
PROPOSED USE	7-ELEVEN ESTABLISHMENT & FUEL STATION
PROPOSED BUILDING AREA	4,050 SQ. FT.
PROPOSED BUILDING HEIGHT	18' - 8"
BUILDING/LANDSCAPING SETBACKS	
FRONT	20' / 20' / 30' CORNER
SIDE(OTHER R/W)	0' / 0'
SIDE	0' / 0'
REAR	0' / 0'
PARKING REQUIREMENTS	1 PER 250 SF, 1 PER 4 PUMP STATION
PARKING STALLS REQUIRED	20
PARKING STALLS PROVIDED	25

Site layout may be subject to change based on any utility conflicts that arise with further review of the site

SUP SITE PLAN 7-ELEVEN VIRGINIA PARKWAY

Being 1.27 Acres Out Of The Jas Herndon Survey Abstract A0391, Tract 36 Zoned: C2

City of McKinney, Collin County, Texas Submitted DECEMBER 09, 2019

OwnerMcKinney Hardin LLC. 7120 E. Kierland Blvd., Suite 807 Scottsdale, AZ 85254 Contact: Jim Riggs, Manager Phone: (602) 292-2398 Email: Hoyatrojan@aol.com

Developer Southlake, Texas 76092 Contact: Moises Castro Phone: (214) 708-0503

Engineer/Applicant:
Kimley-Horn and Associates, Inc. 1211 S White Chapel Blvd. 13455 Noel Rd., Two Galleria Office Tower, Ste. 700, Dallas, Texas 75240 Contact: Patrick Hogan, P.E. Phone: (972) 770-1312 Email: patrick.hogan@kimley-korn.com

SHEET NUMBER SUP

SITE

SUP

FOR REVIEW ONLY

Kimley»Horn

P.E. No. <u>133868</u> Date <u>01/16/20</u>

7-ELEVEN
VIRGINIA PARKWAY AND
HARDIN BOULEVARD

Call before you dig.

BENCHMARK LIST

Know what's below.

CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. BM 1 "X" SET ON TOP OF CONCRETE FOR WATER VALVE
ELEV. = 646.61'

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND

VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO

EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING