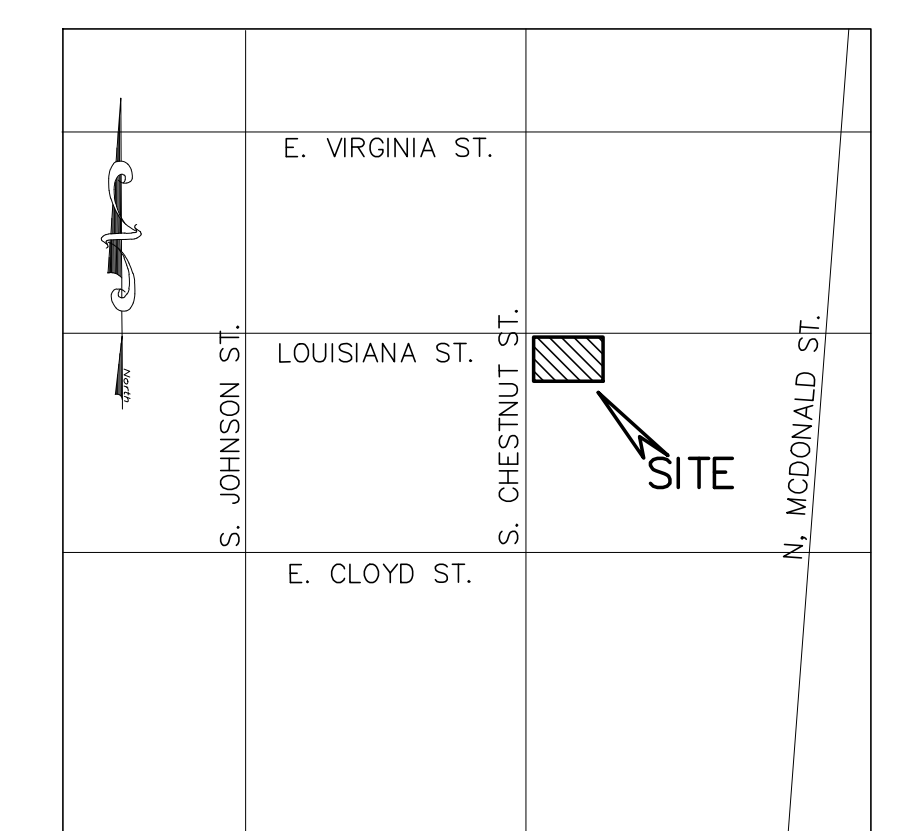
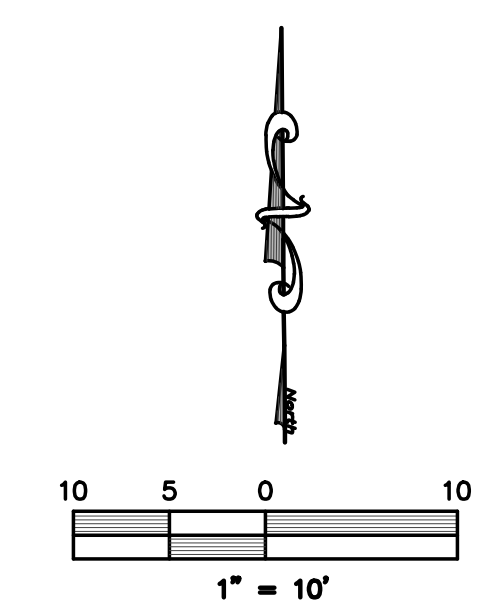


LOUISIANA STREET

CONCRETE 60' R.O.W.—PER CITY MAP
KOCH & FOWLER ENGINEERS
DATED 1950

EX. POWER POLE TO BE REMOVED
CONTACT TXU/ONCOR
FOR NEW ELECTRIC REQUIREMENTS



SITE DATA SUMMARY TABLE:

ZONING:
MTC – DOWNTOWN CORE

USE:
Ex. Bldg: Retail
Prop. Bldg: Retail

LOT AREA:
0.26 Acres, 11,331 sq. ft

FLOOR TO AREA RATIO:
Ex. 1:0.33
Prop. 1:0.636

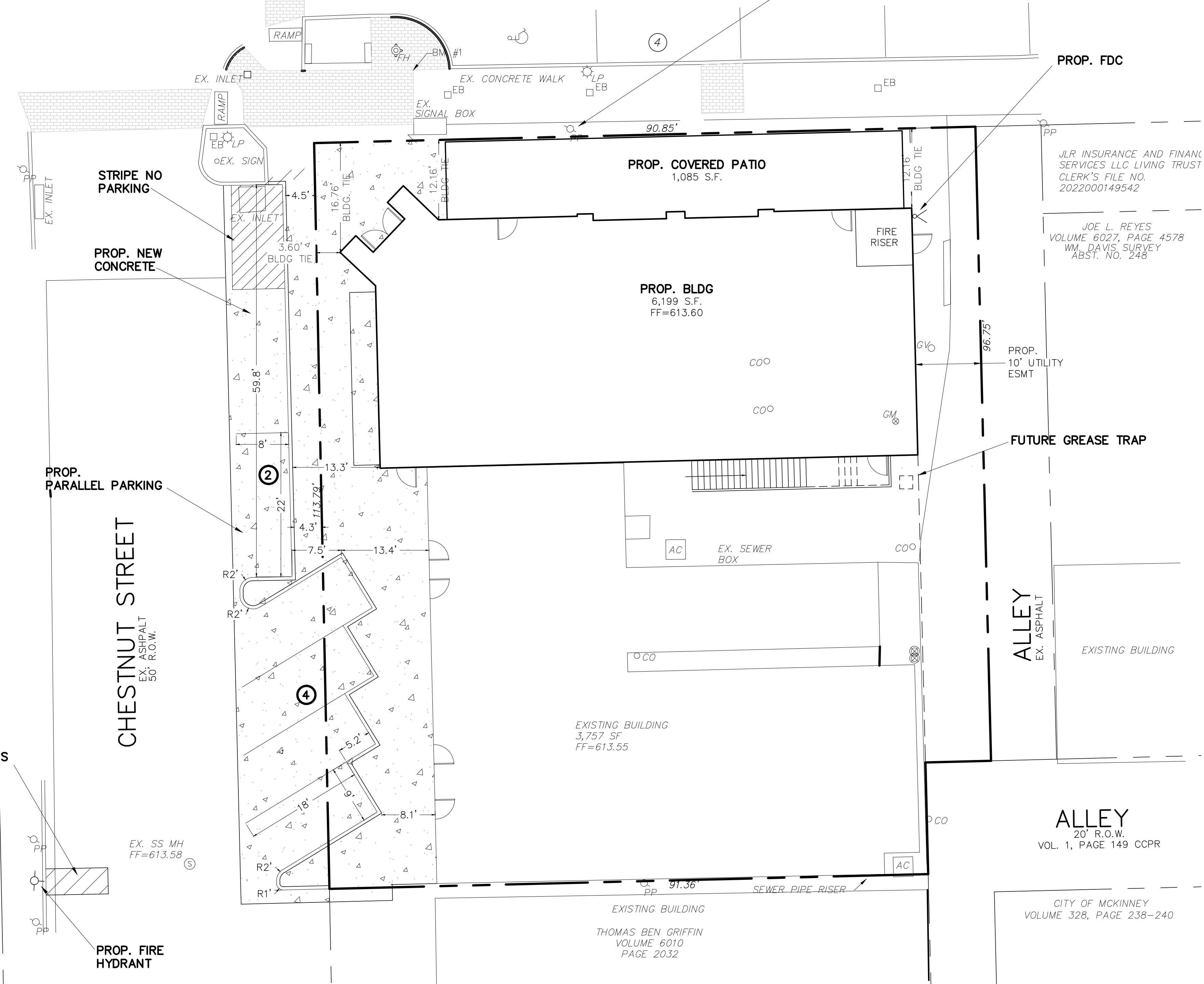
BUILDING AREA:
No of Bldgs: 2
Ex. Bldg: 3,757 sq.ft.
Prop. Bldg: 6,199 sq.ft.
Ground Floor Bldg: 3,119 sq.ft.
Ground Floor Patio: 1,085 sq.ft.
2nd Floor Bldg: 3,080 sq.ft.
2nd Floor Balcony: 1,190 sq.ft.
Total Under Roof: 9,956 sq.ft.

BUILDING HEIGHT:
30' (top of parapet)

PARKING:
SHARED PARKING
* THERE ARE EX. BUILDINGS
* THERE ARE NO EXISTING TREES
IN AREA OF PROPOSED BLDG

LEGEND

- = PROPERTY LINE
- ⊙FH = EXISTING FIRE HYDRANT
- ∞ = EXISTING WATER VALVE
- ⊙ = EXISTING WATER METER
- ⊙ = EXISTING GAS VALVE
- ⊙ = EXISTING GAS METER
- ⊙ = EXISTING SS MANHOLE
- ⊙CO = EXISTING SS CLEANOUT
- ⊙LP = EXISTING LIGHT POLE
- ⊙PP = EXISTING POWER POLE
- ⊙EB = EXISTING ELECTRIC BOX
- ⊙ = PROPOSED FIRE DEPT CONNECTION
- ⊙ = PROPOSED PAVING
- B-B = BACK OF CURB TO BACK OF CURB
- ⊙ = PROP. FIRE HYDRANT



REPLACE ASPHALT
ROAD AS REQUIRED
FOR WATER CONNX.
PER CITY STANDARDS

PROP. PARALLEL PARKING

CHESTNUT STREET
EX. ASPHALT
50' R.O.W.

STRIPE NO
PARKING

PROP. NEW
CONCRETE

PROP. FIRE
HYDRANT

ALLEY
20' R.O.W.
VOL. 1, PAGE 149 CCPR

ALLEY
EX. ASPHALT

EXISTING BUILDING

EXISTING BUILDING
3,757 SF
FF=613.55

EXISTING BUILDING
THOMAS BEN GRIFFIN
VOLUME 6010
PAGE 20.32

CITY OF MCKINNEY
VOLUME 328, PAGE 238-240

**** NOTICE TO CONTRACTORS ****

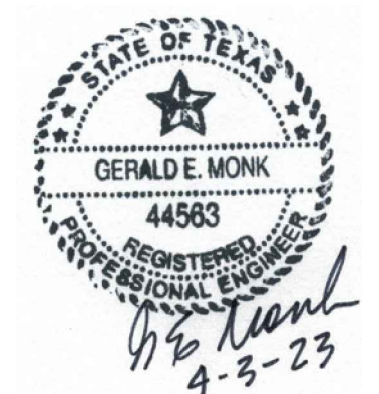
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY BRUCE GEER SURVEYING OF MCKINNEY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF MCKINNEY STANDARDS.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF MCKINNEY STDS AND DETAILS
- 3) SEE DETAIL SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
- 4) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 5) ALL BARRIER FREE RAMPS (BRFs) IN R.O.W. SHALL BE INSTALLED PER TxDOT DETAIL PED-05 USING TRUNCATED DOMES.
- 6) ALL PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.

NOTES:

- 1) THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE, PRIMED AND PAINTED, AND SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
- 2) 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.
- 3) THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE PLAN

KBI, LLC

101 S. CHESTNUT STREET
PART BLOCK 44 OLD DONATION/WILCOX
SUBDIVISION VOLUME 1, PAGE 149, 0.26 Acres
City of McKinney, Collin County, Texas 75069

OWNER:
KBI, LLC
171 Horseshoe Bend
Fairview, TX 75069
kbiill.co@gmail.com

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2023 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2023-01 REG NO.: F-2567

date: 4/3/23 scale: 1" = 10' sheet: C101

BENCHMARK #1:
MAG. NAIL SET AT CORNER OF EXIST WALK
ALONG LOUISIANA & CHESTNUT ST.
ELEV: 612.75