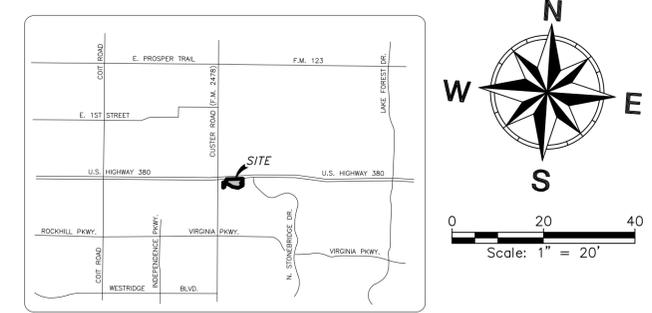
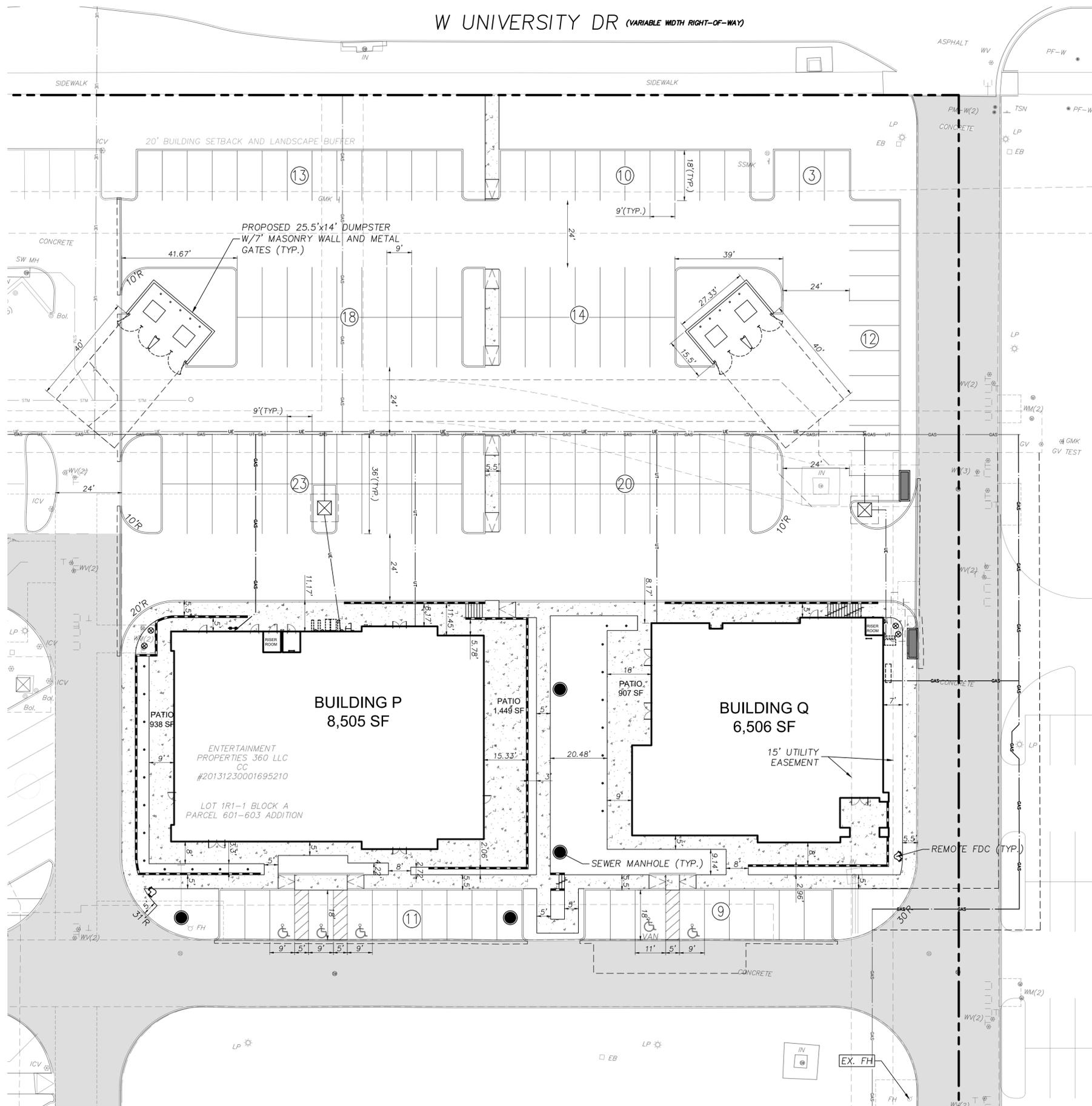


W UNIVERSITY DR (VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
N.T.S.



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND

PP Power Pole	IRF Iron Rod Found
CW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	XCS Iron Rod Found w/ cap
TP Telephone Pedestal	X Cut in Concrete Set
WM Water Meter	XCF Cut in Concrete Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF PK Nail Found
IV Irrigation Valve	SS Sanitary Sewer
CO Clean Out	SW Storm Sewer
AC Air Conditioner	TF Transformer pad
TV Cable Box	GM Gas Meter
SB Signal Box	GMK Gas Marker
SP Signal Pole	TSN Traffic Sign
SN Sign	UCC Underground Cable Marker
CM Control Monument	EB Electric Box
	EM Electric Meter

Site Data Table

	Lot 1R1-1
Lot Area	22.669 Acres 987,468 SF
Existing Zoning	PD 2021-09-095
Building Use	Restaurant
Total Area	18,305 SF
Building P Area	8,505 SF
Building Q Area	6,506 SF
Patio P Area	2,387 SF
Patio Q Area	907 SF
Building P Height	26'
Building Q Height	28'
Required Parking Ratio	1/150
Parking Required	123 Spaces
Parking Provided	133 Spaces
Handicap Required	5 Spaces
Handicap Provided	5 Spaces



BENCH MARKS:

BM#1 - "X" cut inside of square cut on the Southeast corner of a wheel chair ramp, ±21.3 feet East of the Northwest corner of Lot 1R4, Block A, situated in the South right-of-way line of U.S. Highway 380.
ELEVATION - 706.54 feet

BM#2 - "X" cut inside of square cut, North edge of sidewalk, ±14.7 feet West of the Northeast property corner of Lot 1R4, Block A and ±8.0 feet North of the South right-of-way line of U.S. Highway 380.
ELEVATION - 691.71 feet

CITY OF MCKINNEY CASE NUMBER: SITE2025-0094

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DR., SUITE 215 (972) 498-7999
TEXAS ENGINEERS REGISTRATION NO. 89366-03 (972) 498-7999 FAX
CORPORATE OFFICE: 2025 W. UNIVERSITY DR., SUITE 200, MCKINNEY, TX 75071

1-14-2026

SITE PLAN

WEST GROVE RETAIL BUILDINGS P & Q
MCKINNEY, TX 75071

REVISION: _____
DATE: _____
APPROV: _____