

# SITE DEVELOPMENT PLANS

FOR



**8405 W UNIVERSITY DR. EB  
MCKINNEY, TX 75071  
COLLIN COUNTY**

## GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT FREELAND AND KAUFFMAN, INC. (864-282-3039) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL. HE/SHE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND AND KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT BIL.
- ALL WORK SHALL CONFORM TO THE CITY OF MCKINNEY STANDARDS AND SPECIFICATIONS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF MCKINNEY STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND AND KAUFFMAN, INC. HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO FREELAND AND KAUFFMAN, INC. AS-BUILT WATER AND SEWER INFORMATION TO ENABLE FREELAND AND KAUFFMAN, INC. TO PREPARE THE REQUIRED AS-BUILT/RECORD DRAWINGS TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE FREELAND AND KAUFFMAN, INC. COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC. CONTRACTOR SHALL NOTIFY FREELAND AND KAUFFMAN, INC. AT LEAST 72 HOURS IN ADVANCE OF ALL UTILITY TESTING.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF MCKINNEY AND TEXAS STORMWATER PERMITTING AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
- THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF MCKINNEY AND TEXAS STORMWATER PERMITTING AUTHORITY. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- ALL PRE-CAST DRAINAGE AND MAN-HOLE STRUCTURES MUST MEET TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A TEXAS STATE REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
- A CITY OF MCKINNEY AND TEXAS DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC ROADWAY RIGHT-OF-WAY.
- THE FINANCIAL RESPONSIBILITY (FRO) AND NPDES COVERAGE LETTER MUST BE KEPT ON THE JOB SITE AND SHOWN UPON REQUEST.

## Sheet List Table

Sheet Number	Sheet Title
C11	COVER SHEET
C12	SURVEY
C13	SURVEY
C14	GENERAL NOTES
C15	GENERAL NOTES
C16	RESPONSIBILITY MATRIX
C2.2	EROSION CONTROL PLAN PHASE 1
C2.3	EROSION CONTROL PLAN PHASE 1 CONT.
C2.4	EROSION CONTROL PLAN PHASE 2
C2.5	EROSION CONTROL PLAN PHASE 2 CONT.
C2.6	ESC DETAILS
C2.7	ESC DETAILS
C3.1	SITE PLAN
C3.2	SITE PLAN CONT.
C4.1	UTILITY PLAN
C5.1	UTILITY DETAILS
C5.2	UTILITY DETAILS
C5.3	UTILITY DETAILS
C5.4	PRIVATE UTILITY DETAILS
C6.1	GRADING PLAN
C6.2	GRADING PLAN CONT.
C6.3	STORM PLAN
C6.4	STORM PROFILES
C6.5	INLET AREA MAP
C6.6	PRE DEV MAP
C6.7	POST DEV MAP
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C7.3	SITE DETAILS
C7.4	PRIVATE STORM DETAILS
C7.5	PRIVATE STORM DETAILS
C7.6	PRIVATE STORM DETAILS
C8.1	GEOTECH REPORT
C8.2	GEOTECH REPORT
C8.3	GEOTECH REPORT
C8.4	GEOTECH REPORT
C8.5	GEOTECH REPORT
C8.6	GEOTECH REPORT
C8.7	GEOTECH REPORT
L11	LANDSCAPE PLAN
L12	ENLARGED LANDSCAPE PLAN
L13	LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION DETAILS

ISSUED FOR BID  
02/16/2026

**FREELAND and KAUFFMAN, INC.**  
ENGINEERS & LANDSCAPE ARCHITECTS  
209 WEST STONE AVENUE  
GREENVILLE SOUTH CAROLINA 29609  
864-282-3039

DRAWN BY: AMP  
CHECKED BY: TMB  
DATE: 4/7/2026

**ENGINEER-**  
**FREELAND and KAUFFMAN, INC.**  
209 WEST STONE AVENUE  
GREENVILLE, SC 29609  
TELEPHONE (864) 233-5497

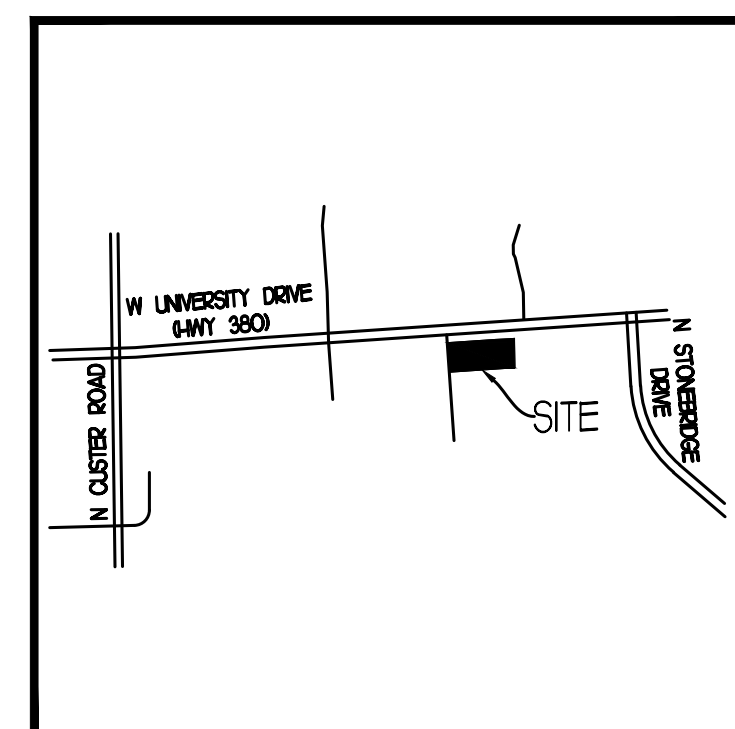
**DEVELOPER/OWNER-**  
**CHUY'S-DARDEN CORPORATION**  
100 DARDEN CENTER DRIVE  
ORLANDO, FL 32837  
TELEPHONE (512) 505-0494

## UTILITIES/GOVERNING AGENCIES CONTACTS:

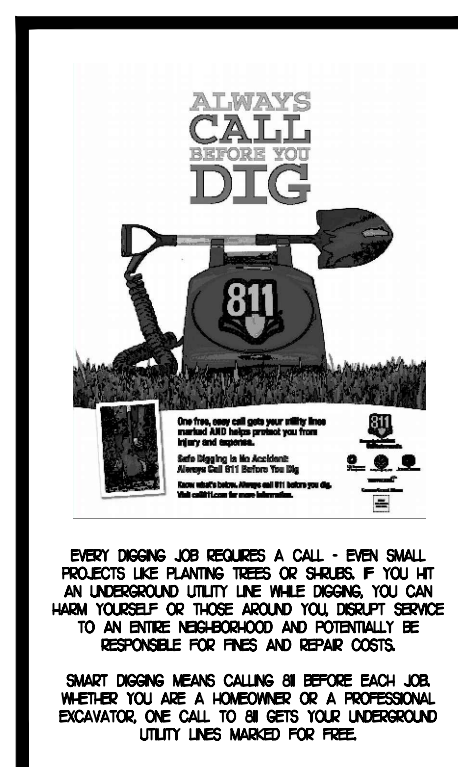
<b>WATER</b> CITY OF MCKINNEY ENGINEERING DEPARTMENT 221 N TENNESSEE STREET MCKINNEY, TX 75069 CONTACT: JENNIFER JACKSON PHONE: (972) 547-7398 EMAIL: JJACKSON@MCKINNEYTEXAS.ORG	<b>GAS</b> ATMOS ENERGY BUILDER SERVICES SPECIALIST PHONE: (888) 286-6700 EMAIL: BUILDERSERVICES@ATMOSENERGY.COM	<b>ELECTRIC</b> ONCOR ELECTRIC PHONE: (800) 518-2374
<b>SEWER</b> CITY OF MCKINNEY ENGINEERING DEPARTMENT 221 N TENNESSEE STREET MCKINNEY, TX 75069 CONTACT: JENNIFER JACKSON PHONE: (972) 547-7398 EMAIL: JJACKSON@MCKINNEYTEXAS.ORG	<b>TELEPHONE</b> AT&T BUSINESS PHONE: (888) 415-0504	<b>CABLE</b> SPECTRUM PHONE: (866) 443-6187

## ADDITIONAL GOVERNING AGENCIES CONTACTS:

<b>PLANNING &amp; ZONING COMMISSION</b> CITY OF MCKINNEY DEVELOPMENT SERVICES 221 N TENNESSEE STREET MCKINNEY, TX 75069 CONTACT: JACOB BENNETT PHONE: (972) 547-7400 EMAIL: JBENNETT@MCKINNEYTEXAS.ORG	<b>STORM SEWER</b> CITY OF MCKINNEY ENGINEERING DEPARTMENT 221 N TENNESSEE STREET MCKINNEY, TX 75069 CONTACT: KYLE ODOM PHONE: (972) 547-7576 EMAIL: KODOM@MCKINNEYTEXAS.ORG	<b>FIRE</b> CITY OF MCKINNEY FIRE MARSHALL 12200 TAYLOR BLVD DRIVE MCKINNEY, TX 75071 CONTACT: TOM WELLEN PHONE: (972) 547-2854 EMAIL: TWELLEN@MCKINNEYTEXAS.ORG
---	---	---



SITE LOCATION MAP  
NOT TO SCALE



## REVISIONS

NO.	DATE	DESCRIPTION
△	3/9/2026	CITY COMMENTS
△	4/7/2026	CITY COMMENTS

ISSUED FOR BID 02/16/2026

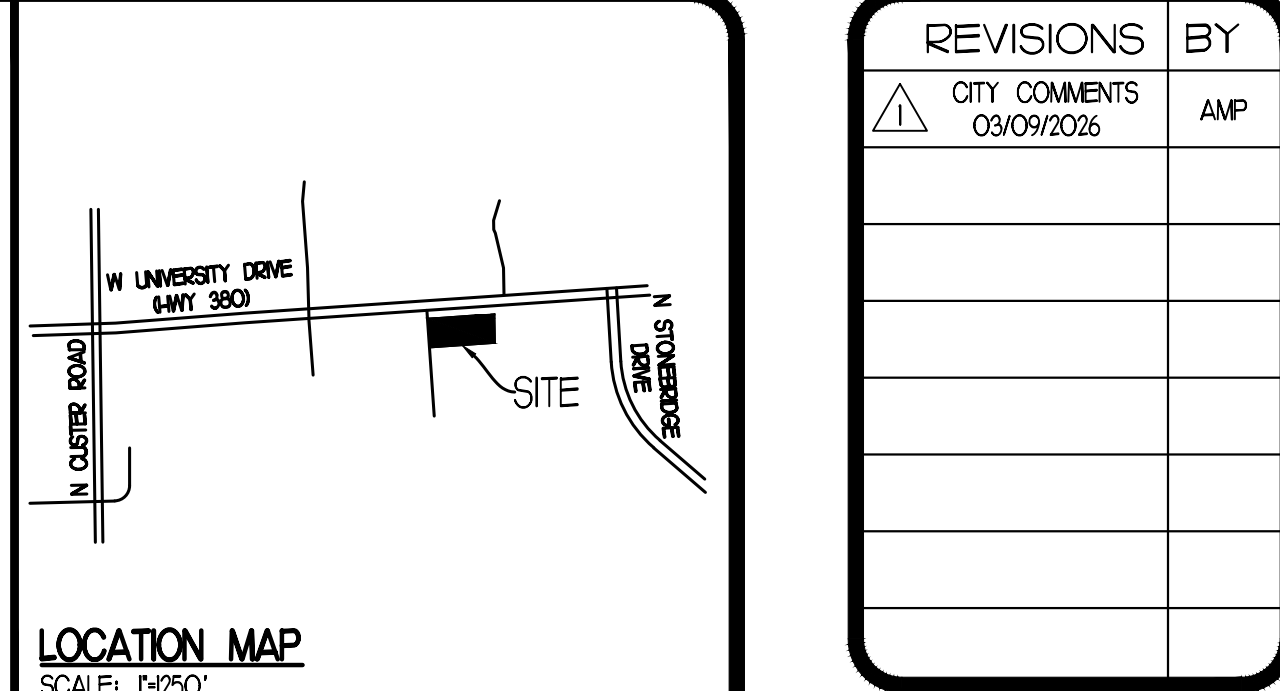
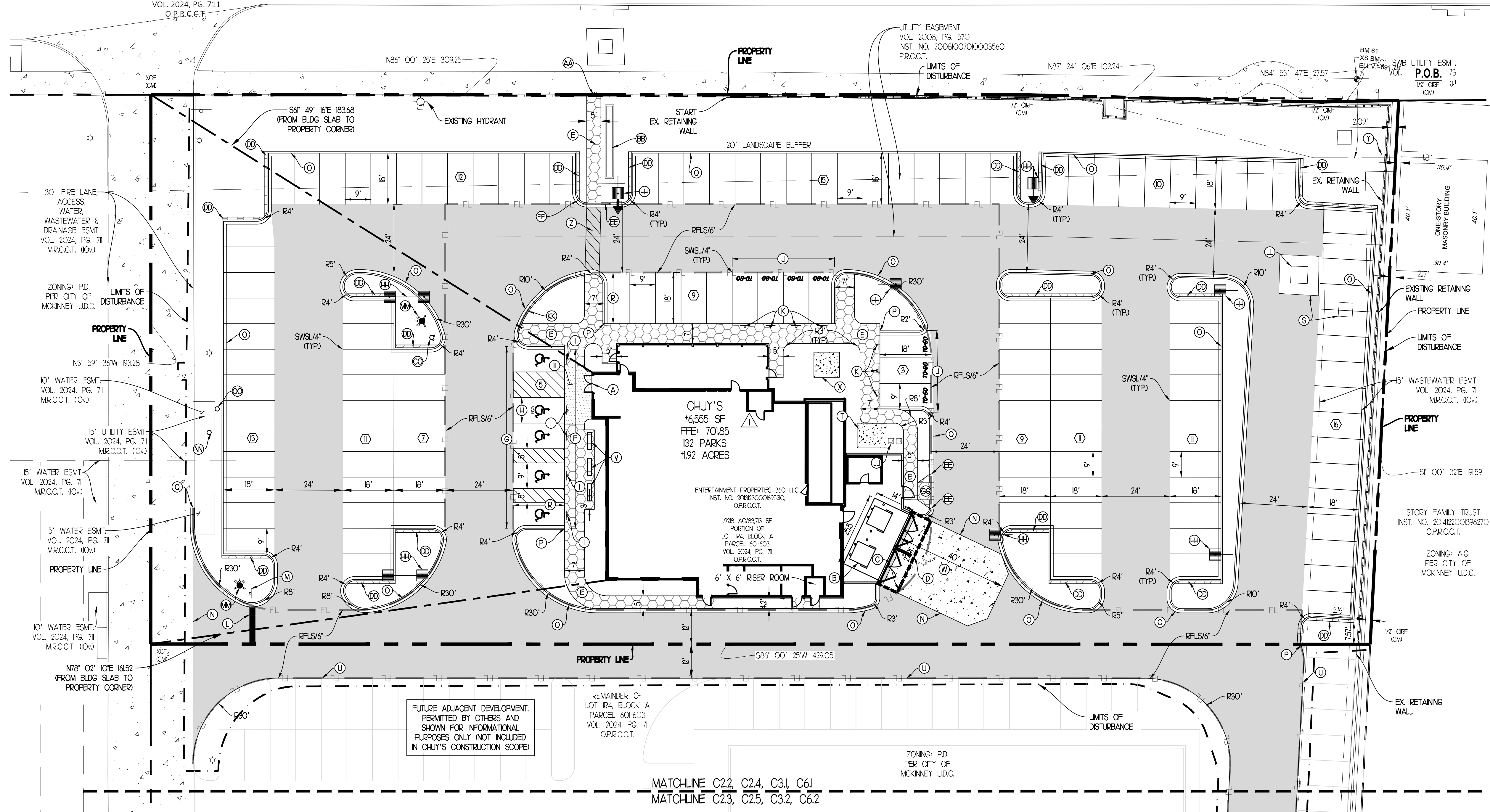
SITE2025-0082

C11 - COVER SHEET  
APRIL 7, 2026

# WEST UNIVERSITY DRIVE

(U.S. HIGHWAY 380)  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOTS 1R1, BLOCK A  
PARCEL 601-603  
VOL. 2024, PG. 711  
O.P.R.C.C.T.



### LEGEND

SYMBOL	DESCRIPTION
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SITE SIGNAGE
	BOLLARD
	SITE LIGHTING (RE: PHOTOMETRIC)
	CONCRETE PAVING/SIDEWALK
	DUMPSTER PAD CONCRETE
	LOW TRAFFIC CONCRETE
	HIGH TRAFFIC CONCRETE
	INTEGRAL CONCRETE CLAY RE: ARCH
	PAINTED STOP LINE
	FIRE LANE LINE

\* COORDINATE WITH THE PAVEMENT DESIGN RECOMMENDATIONS IN THE GEOTECH REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. ON AUGUST 14, 2025 AND INCLUDED IN THIS PLAN SET

### ACREAGE SUMMARY (IN ACRES)

TOTAL PARCEL AREA	1922
ON-SITE DISTURBED AREA	1863
OFF-SITE DISTURBED AREA	0.708
TOTAL DISTURBED AREA	2571
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.056
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	1856
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	1532
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.390
IMPERVIOUS AREA INCREASE (PRE VS POST)	1466

### PAINTING STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE  
RFLS/6" - RED FIRE LANE STRIPING / 6" WIDE

WHERE FIRE LANES ABUT CURBS THE ENTIRE CURB SHALL BE PAINTED IN RED. MINIMUM OF 6" IN WIDTH. THE WORDS "FIRE LANE NO PARKING" OR "NO PARKING FIRE LANE" SHALL BE PAINTED IN WHITE LETTERS FOUR INCHES (4") IN HEIGHT AND WITH ONE INCH (1") STROKES EVERY 25 FEET ALONG THE RED FIRE LANE LINES.

### CITY OF MCKINNEY FIRE LANE

ALL FIRE LANES INCLUDING BOTH POINTS OF ACCESS, STRIPED PER CITY OF MCKINNEY STANDARDS, AND FIRE HYDRANTS SHALL BE INSTALLED AND IN WORKING ORDER PRIOR TO VERTICAL CONSTRUCTION.

### PARKING SUMMARY

REQUIRED:	6,555 / 150 = 44 (PER UDC)
PROVIDED:	127 STANDARD SPACES PROVIDED 5 ADA SPACES PROVIDED TOTAL: 132 SPACES TOTAL

### BUILDING & ENCLOSURE INFO

BUILDING HEIGHT: 29'-6" (TO TOP OF TOWER PARAPET)  
DUMPSTER ENCLOSURE HEIGHT: 8'-4"  
DUMPSTER ENCLOSURE MATERIAL: 8" SPLIT FACE CMU

### PROPERTY DATA

PID#: LOT R4, BLOCK A, PARCEL 601-603  
ADDRESS: 8405 W. UNIVERSITY DRIVE

### ACREAGE SUMMARY:

TOTAL PARCEL: 1922 AC.  
GROSS FLOOR AREA: 16,555 SF

### ZONING & SETBACK DATA

ZONED: PD - WEST GROVE PLANNED DEVELOPMENT  
C-3 REGIONAL COMMERCIAL DISTRICT REGULATES

### BUILDING SETBACKS:

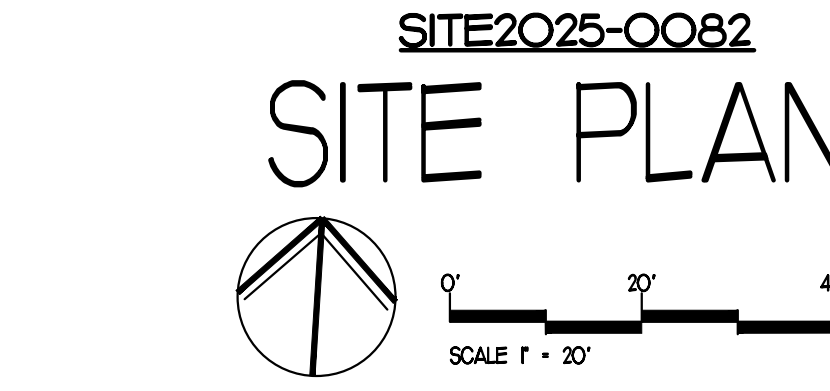
FRONT: 20'  
SIDE: 0'  
REAR: 0'

### LANDSCAPE SETBACKS:

20' BUFFER ALONG NORTHERN BOUNDARY

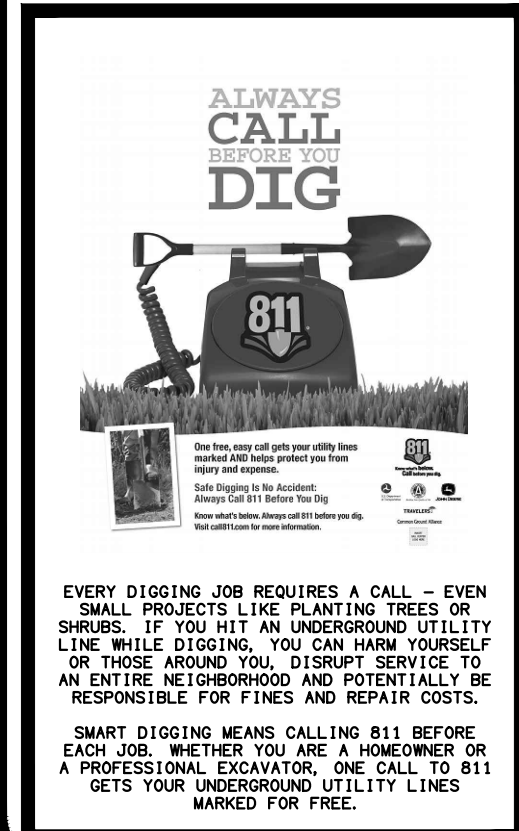
### FEMA FLOOD INFORMATION

FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 48085C0256J WITH EFFECTIVE DATE: 06/02/2009



- ### KEYNOTES
- |  |   |  |
|--|---|--|
| (A) FRONT DOOR   | (T) TIE TO EXISTING CURB & GUTTER   | (⊕) TAPER CURB FROM 6" TO 0" OVER 6 FEET                     |
| (B) DUMPSTER ENCLOSURE (RE: ARCH)  | (R) TAPER CURB FROM 6" TO 0" OVER 18 FEET   | (⊕) SIDEWALK RAMP  |
| (C) DUMPSTER WORK LIMITS, PAVING & CURB BEYOND THIS LINE AND WITHIN DUMPSTER ENCLOSURE TO BE PER ARCH PLANS (RE: ARCH) | (S) EXISTING CONCRETE PAD. CONTRACTOR TO PAVE UP TO EXISTING CONCRETE, MATCH EXISTING GRADES, AND ENSURE SMOOTH TRANSITION                                      | (⊕) SITE LIGHTING (REFER TO ELECTRICAL/PHOTOMETRIC DRAWINGS) |
| (D) EXPANSION JOINT (SEE DETAIL)   | (I) CONCRETE PAD FOR GREASE INTERCEPTOR (RE: ARCH)  | (I) INTEGRAL CONCRETE CLAY (RE: ARCH)                        |
| (E) CONCRETE SIDEWALK - (SEE PLAN FOR WIDTH)   | (E) EDGE OF PROPOSED CONCRETE DRIVE AISLE   | (U) CONCRETE WALKING PADS                                    |
| (F) SIDEWALK FLUSH WITH PAVEMENT (RE: GRADING PLAN)  | (V) BENCH (RE: ARCH FOR DETAILS)  | (⊕) CONVERTED GRATE INLET (SEE STORM PLAN)                   |
| (G) ACCESSIBLE PARKING (SEE DETAIL)  | (W) HEAVY DUTY CONCRETE PAD (RE: GEOTECH)   | (M) PROPOSED HYDRANT (SEE UTILITY PLAN)                      |
| (H) VAN ACCESSIBLE PARKING (SEE DETAIL)  | (X) CONCRETE PAD FOR TRANSFORMER PER ONDOR ELECTRIC STANDARDS & REQUIREMENTS. WHEN PAD EDGE IS ADJACENT TO WALKWAY, CONTINUE SLAB EDGE 6" BELOW TOP OF WALKWAY. | (N) PROPOSED IRRIGATION WATER LINE METER (SEE UTILITY PLAN)  |
| (I) HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)   | (Y) 4" FALL PROTECTION FENCING (RE: ARCH)   | (X) PROPOSED DOMESTIC WATER LINE METER (SEE UTILITY PLAN)    |
| (J) TO-GO PARKING (SEE DETAIL)   | (Z) STRIPED CROSSWALK - (SEE DETAIL)  |  |
| (K) TO-GO PARKING SIGN IN 6" BOLLARD (SEE DETAIL)  | (AA) CONNECT TO EXISTING SIDEWALK   |  |
| (L) 24" THERMOPLASTIC PAINT STOP BAR (SEE DETAIL)  | (AB) FUTURE MULTI-TENANT MONUMENT SIGN (PERMITTED BY OTHERS)  |  |
| (M) STOP SIGN (SEE DETAIL)   | (AC) REMOVE FIRE DEPARTMENT CONNECTION  |  |
| (N) PAVEMENT TRANSITION, ENSURE SMOOTH CONNECTION  | (AD) 1" CONCRETE STEP OFF PAD   |  |
| (O) TYPE "A" 18" CURB & GUTTER (SEE DETAIL)  | (AE) TAPER CURB FROM 6" TO 0" OVER 3 FEET   |  |
| (P) TERMINATE CURB & GUTTER  |   |  |

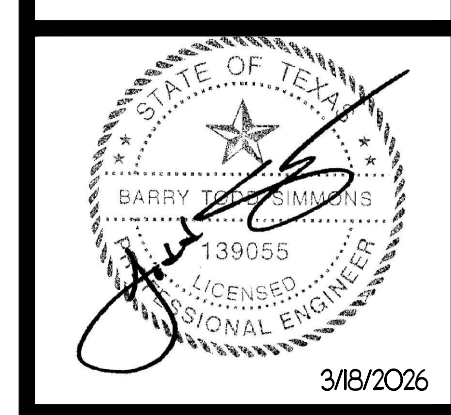
- ### SITE NOTES
- CONTRACTOR SHALL REFER TO THE CHUY'S ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
  - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, CENTERLINE OF PARKING, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
  - ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE MONUMENT SIGN WITH LANDLORD.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF MCKINNEY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
  - EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY URBAN SURVEYING ISSUED 10/08/2025.
  - UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE LOW TRAFFIC CONCRETE.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. ALL HANDICAPPED STALLS SHALL BE PER CITY OF MCKINNEY STANDARDS. SPACES MARKED "VAN" SHALL RECEIVE A "VAN ACCESSIBLE" SIGN.
  - STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF TEXAS DEPT. OF TRANSPORTATION AND MUTCD STANDARDS.
  - ALL PARKING SPACES ARE TO BE 9'0" WIDE AND 9'0" TYPICAL UNLESS NOTED OTHERWISE.
  - LIGHT POLES ARE SHOWN FOR REFERENCE ONLY. RE: PHOTOMETRIC PLAN.
  - THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE.



### REVISIONS

NO.	DATE	BY
1	03/09/2026	AMP

**FREELAND & KAUFFMAN, INC.**  
Engineers & Landscape Architects  
209 West Stone Avenue  
Greenville, South Carolina 29609  
864-233-5497



ISSUED FOR BID  
02/16/2026

**CHUY'S FINE TEX MEX**  
8405 W UNIVERSITY DR  
MCKINNEY, TEXAS 75071  
APOGEE ARCHITECTURAL PARTNERS  
16775 ADDISON ROAD, SUITE 350  
ADDISON, TX 75001

DRAWN	AMP
CHECKED	TMB
DATE	04/07/2026
SCALE	AS SHOWN
DRAWING	C3.1