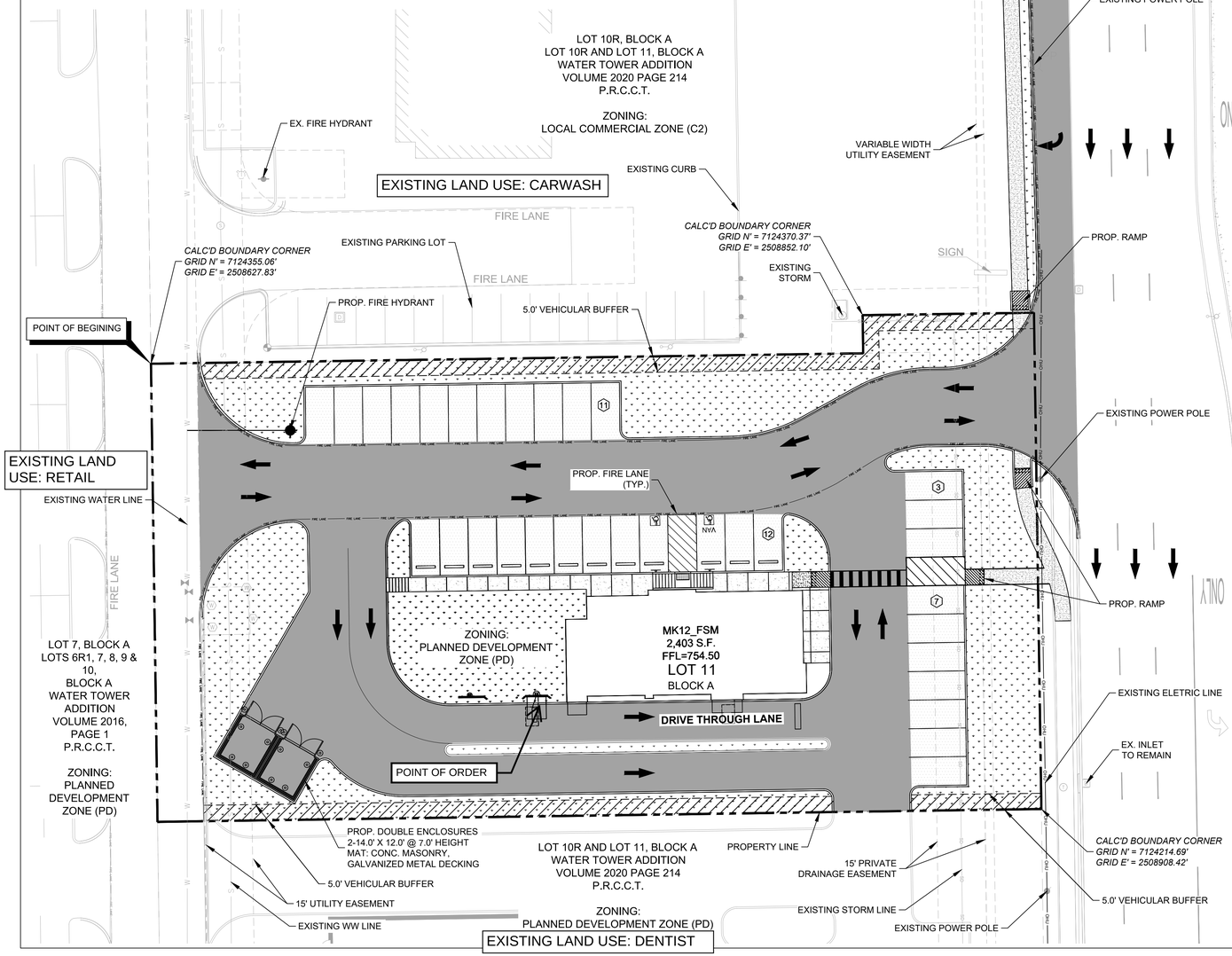
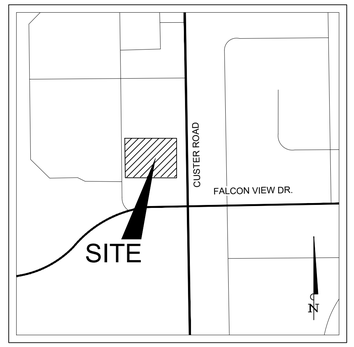
SITE DATA	
TOTAL SITE AREA	37,934 SF (0.87 AC)
EX. ZONING	PD
BUILDING USE	RESTURANT W/ DRIVE- THRU
PARKING REQUIRED (1/150 SF)	17 (2 ADA)
PARKING PROVIDED	33 (3 ADA)
BUILDING HEIGHT	24.94'
BUILDING AREA	2403 SF
BUILDING COVERAGE	6.33%
IMPERVIOUS COVERAGE	62.62%

NOTE:

1. 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.





VICINITY MAP (MAPSCO 3-H)

N.T.S

EXISTING LAND USE:
residential lot

EXISTING LAND USE:
residential lot

ZONING:
PLANNED DEVELOPMENT
ZONE (PD)

EXISTING LAND USE:
residential lot

CITY OF MCKINNEY - ENGINEERING
RYAN HUNTER, PE
rhunter@mckinneytexas.org

GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.

LEGEND	
	6" CONCRETE PAVEMENT AT 3500 PSI FOR PARKING LANE
	8" CONCRETE PAVEMENT AT 4000 PSI FOR DRIVE APPROACHES, FIRE LANE & DUMPSTER SPACE
	PROPOSED 4" CONCRETE SIDEWALK
	EX. CONCRETE ROADWAY
	PROPOSED GREEN SPACE
	PROPOSED CONCRETE CURB AND GUTTER
#	PARKING COUNT
	PROPERTY LINE
FIRE LANE	FIRE LANE
	LOT LINE
	TRAFFIC ARROW

Informational Note:
Fire hydrants and fire lane access roadways shall be installed, striped and maintained prior to vertical construction of any building or structure.

McKinney Fire Marshal's Office Review
Michael Shannon, AET, CFPS
Fire Protection Engineer
(972) 547-28621
mshannon@mckinneytexas.org
DATE: 06/14/2023

WALPARK ASSOCIATES INC
TX-REG No. F-24144

STATE OF TEXAS
PAUL O. ADEYEOLUWA
100114
REGISTERED PROFESSIONAL ENGINEER
06/28/2023

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
	XX-XX-XXXX		XXX

9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

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PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.	
SYYY-XXX	YYYYMMDDXXXX	WW22-749	DP18-XXXX

SUP EXHIBIT

JIB CUSTER ROAD SITE DEVELOPMENT

CUSTER RD. MCKINNEY, TEXAS

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CONTRACT INFORMATION

CONTRACT NO. _____ DATE _____

CONTRACTOR _____

CONTRACT NO. _____ DATE _____
(IF APPLICABLE)
CONTRACTOR _____

CONTRACT NO. _____ DATE _____
(IF APPLICABLE)
CONTRACTOR _____

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
XXX	GTF	7/14/2023	411Q	XXXX	C05.02