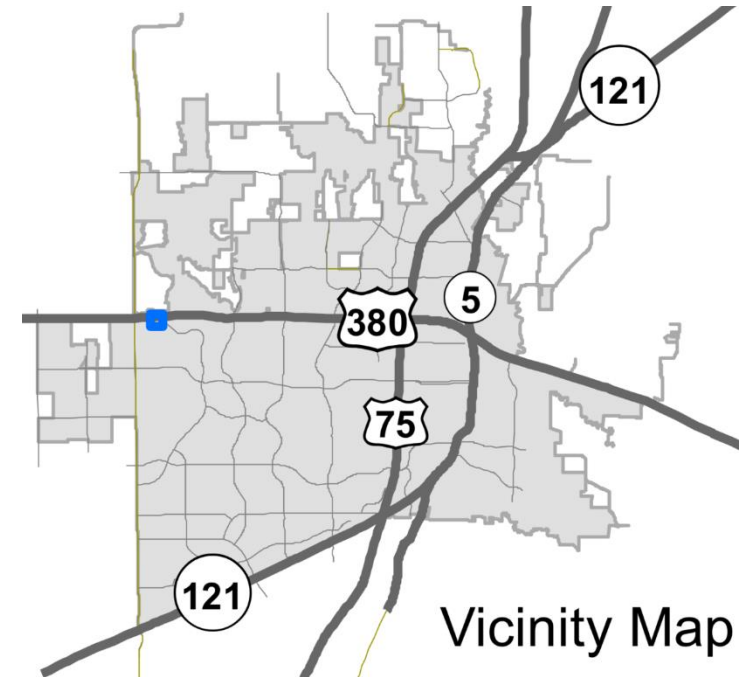
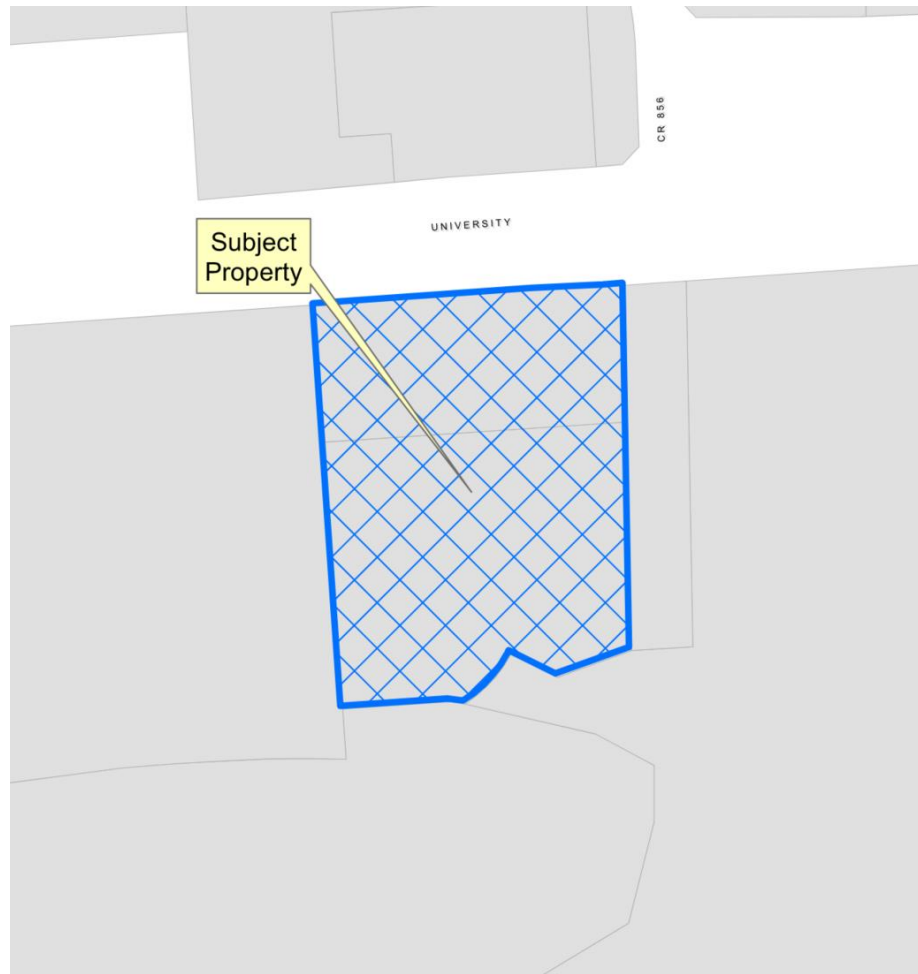


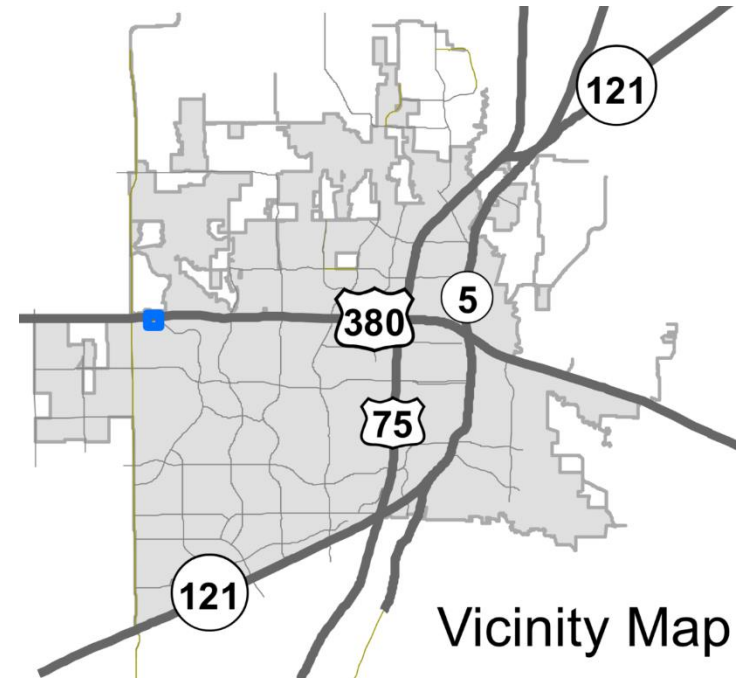
Chuy's at West Grove Design Exception

25-0082SP

Location Map



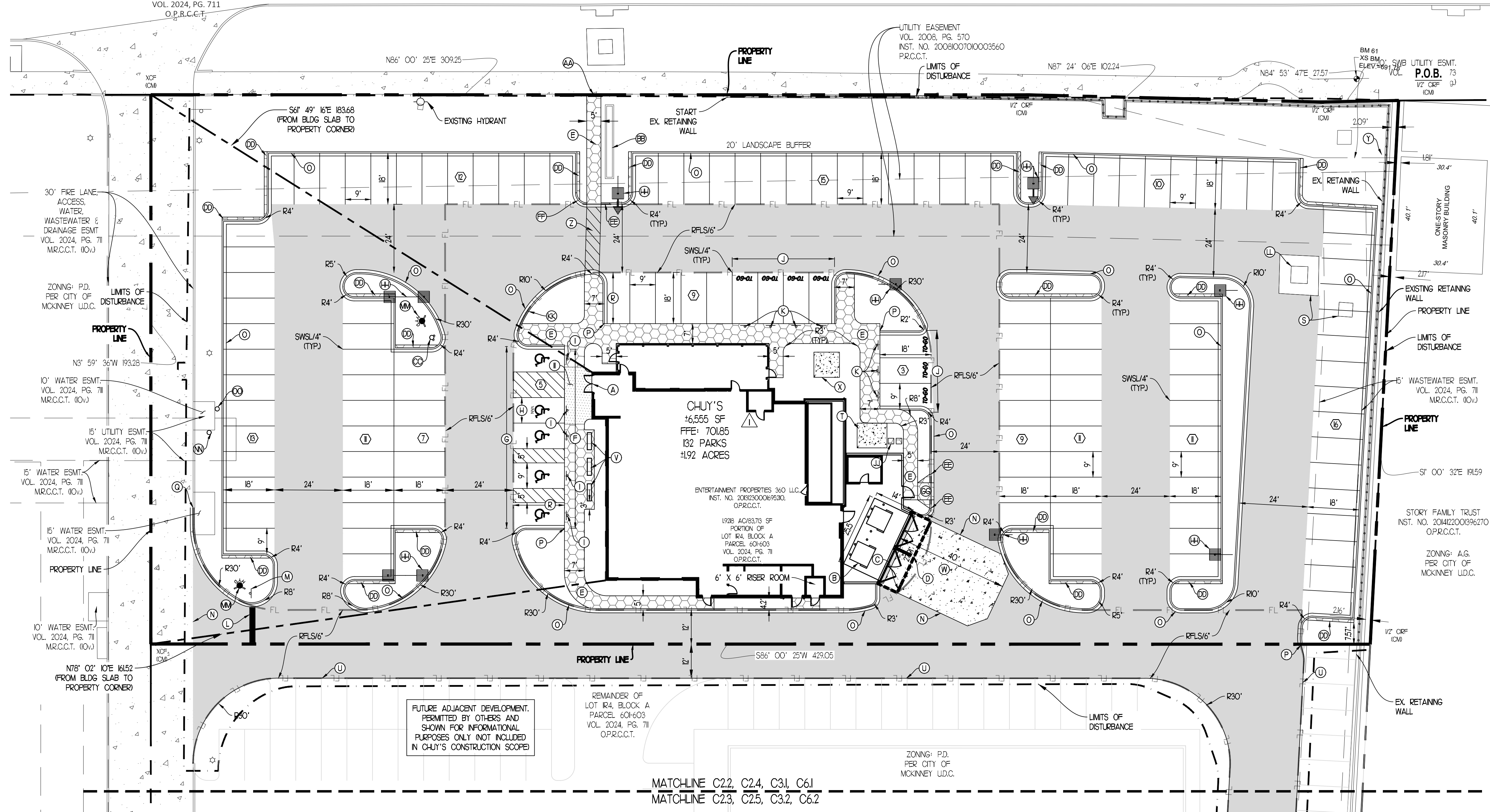
Location Map



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.



LOCATION MAP

SCALE: 1"=250'

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)	0.066
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 (1) STROKE 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

SITE2025-0082

SITE PLAN

SCALE 1" = 20'

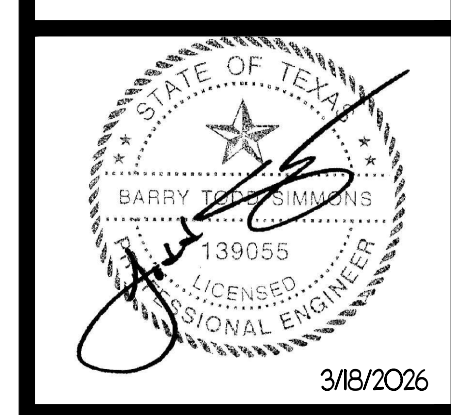
- ### KEYNOTES
- | | | |
|--|---|--|
| (A) FRONT DOOR | (T) TIE TO EXISTING CURB & GUTTER | (⊕) TAPER CURB FROM 6" TO 0" OVER 6 FEET |
| (B) DUMPSTER ENCLOSURE (RE: ARCH) | (R) TAPER CURB FROM 6" TO 0" OVER 18 FEET | (⊕) SIDEWALK RAMP |
| (C) DUMPSTER WORK LIMITS, PAVING & CURB BEYOND THIS LINE AND WITHIN 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

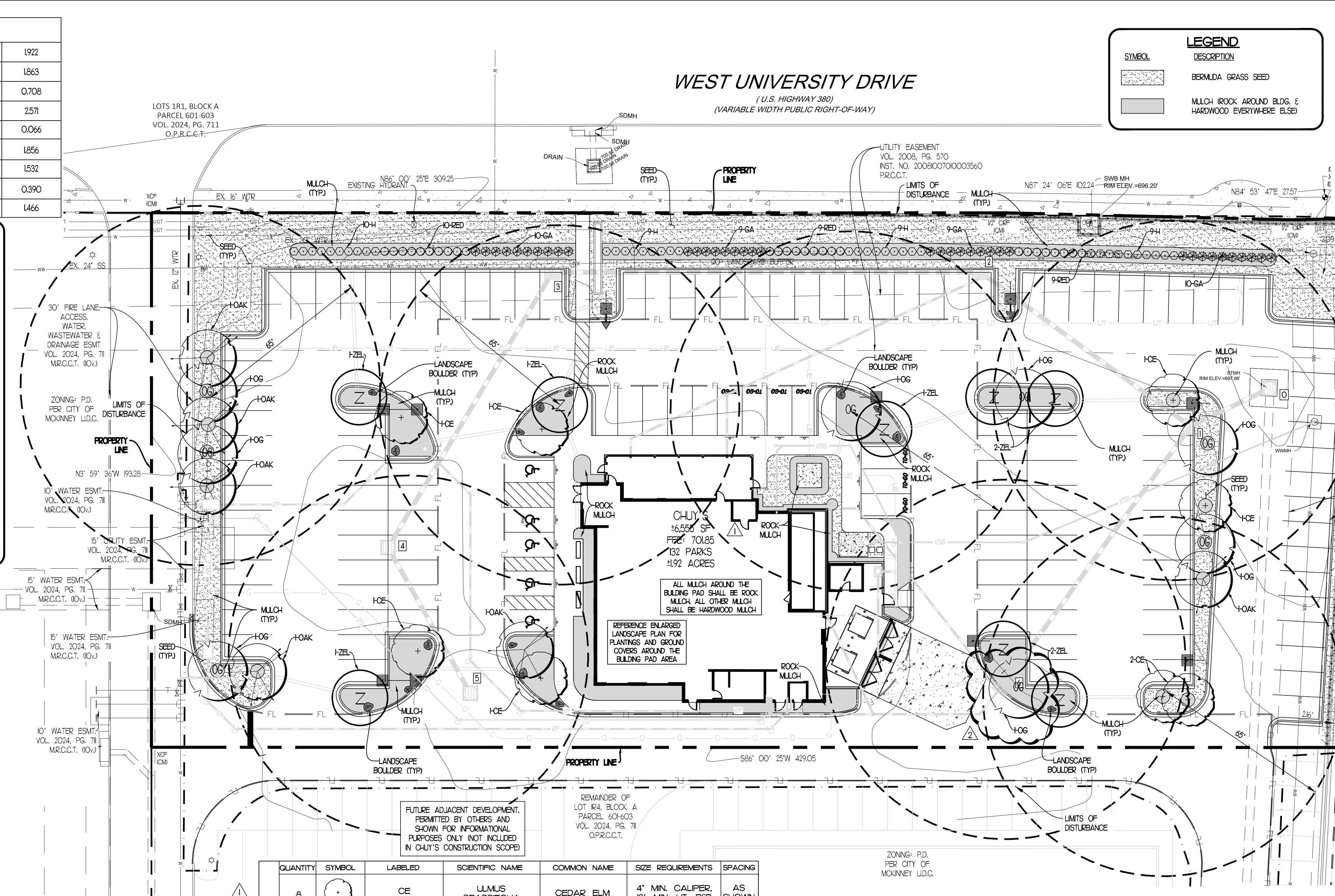
CHUY'S FINE TEX MEX
8405 W UNIVERSITY DR
MCKINNEY, TEXAS 75071
APOGEE ARCHITECTURAL PARTNERS
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001

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

C3.1

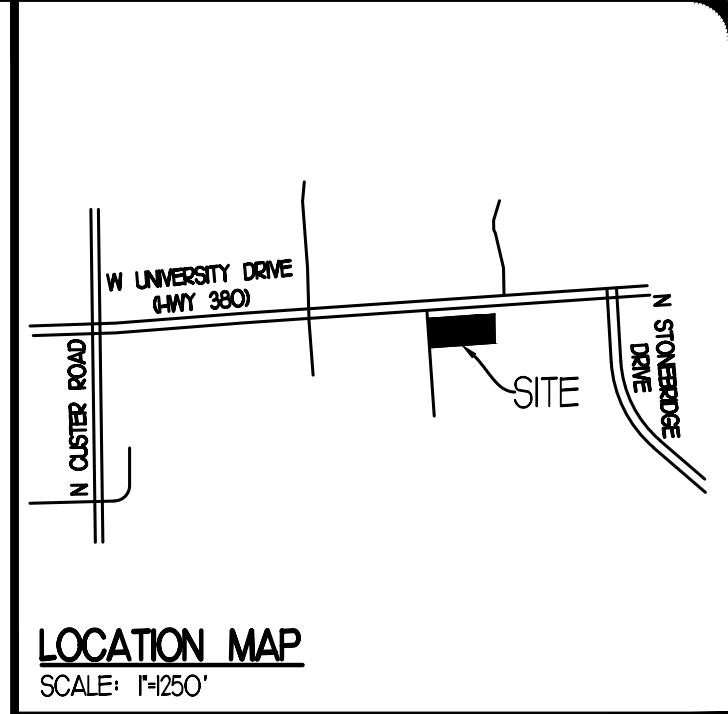
ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1922
ON-SITE DISTURBED AREA	1863
OFF-SITE DISTURBED AREA	0.708
TOTAL DISTURBED AREA	2.571
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.066
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	1856
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	1532
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.390
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	1.466

- SITE NOTES**
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH, EXCEPT FOR THOSE LANDSCAPE BEDS AROUND THE BUILDING.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
 - ALL SHRUBS TO BE 3" BACK OF CURB, EXCEPT AS SHOWN AROUND BUILDING PAD.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II FESCUE SEED OR SOD.
 - ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENTS (TREES, SHRUBS, ETC.)
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE AND INSIDE THE ROW.



LEGEND

SYMBOL	DESCRIPTION
[Pattern]	BERMUDA GRASS SEED
[Pattern]	MULCH (ROCK AROUND BLDG. & HARDWOOD EVERYWHERE ELSE)



REVISIONS	BY
1	AMP
2	BAC

IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.

WEED BARRIER NOTE
PLACE BLACK COMMERCIAL GRADE WEED BARRIER FILTER FABRIC IN ALL LANDSCAPE TREE, SHRUB, AND GROUND COVER PLANTING AREAS. ANCHOR FABRIC WITH COMMERCIAL GRADE LANDSCAPE FABRIC ANCHOR PINS.

PERMANENT SEEDING
SEEDING RATE:
BERMUDA GRASS (MULLED) (ALONE)
- 8-12 LBS. PER 1000 SF

	QUANTITY	SYMBOL	LABELLED	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
TREES	8	CE		LINUM CRASSIFOLIA	CEDAR ELM	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
	8	OG		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
	8	ZEL		ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
SHRUBS	6	OAK		QUERCUS SHUMARDII	SHUMARD OAK	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
	37	H		ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY 'NANA'	MIN. 3-GAL. MIN. 24" HT.	AS SHOWN
	34	RED		HESPERALOE PARVIFLORA	RED YUCCA	MIN. 24" HT. MIN. 3-GAL.	AS SHOWN
GRASSES & GROUND COVER	38	GA		ABELIA GRANDIFLORA	DWARF GLOSSY ABELIA	MIN. 24" HT. MIN. 3-GAL.	AS SHOWN
	43	MFG		STIPA TENUISSIMA	MEXICAN FEATHERGRASS	MIN. 3-GAL. MIN. 8" HT.	AS SHOWN
	53	LM		LIRIOPE MUSCARI	LILYTURF	6" POTS	18" O.C.
	85	SED		SEDUM 'ROCK N' LOW'	STONECROP	4" CELL PACKS	18" O.C.

BUFFER LANDSCAPING
SECTION 206-A-TABLE 2-32

REQUIRED:
ONE (1) CANOPY TREE PER 40 FEET OF STREET BUFFER OR PORTION THEREOF. TREES SHALL BE SET BACK AT LEAST 20 FEET, FROM ESTABLISHED RIGHT-OF-WAY, WHERE OVERHEAD UTILITIES EXIST ORNAMENTAL TREES SHALL BE PROPOSED. 439' / 40' - 10.97' = 11 TREES

PROVIDED:
IF CANOPY TREES (PROVIDED STREET BUFFER TREES HAVE BEEN LOCATED IN THE INTERIOR OF THE SITE AS PER CITY OF MCKINNEY'S PLANNER JAKE BENNETT'S APPROVAL)

PARKING LOT LANDSCAPING
SECTION 206-A-TABLE 2-32

REQUIRED:
ONE (1) CANOPY TREE FOR EVERY 7 SURFACE PARKING SPACES AND EVERY PARKING SPACE SHALL BE LOCATED WITHIN 65 FEET OF A TREE. LANDSCAPED AREAS ARE REQUIRED AT THE END OF EVERY PARKING ROW. LANDSCAPING, EXCEPT REQUIRED GRASS AND LOW GROUND COVER, SHALL NOT BE LOCATED ANY CLOSER THAN 3 FEET TO A PARKING SPACE, DRIVE AISLE, OR FIRE LANE. 132 / 7 = 18.86 = 19 TREES

PROVIDED:
19 CANOPY TREES

PARKING LOT LANDSCAPING
SECTION 206-A-TABLE 2-35

REQUIRED:
AT LEAST 75 PERCENT OF THE FRONTAGE OF PARKING LOTS ADJACENT TO A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM PUBLIC STREETS WITH LOW EVERGREEN SHRUBS (MEETING THE PLANTING REQUIREMENTS IN TABLE 2-1), EARTHEN BERM, A LOW MASONRY WALL, OR A COMBINATION OF THE ABOVE WITHIN THE STREET YARD.

PROVIDED:
439 X 0.75 = 329.25
329.25 LINEAR FEET OF LOW EVERGREEN SHRUB SCREENING

PROVIDED:
345 LINEAR FEET OF LOW EVERGREEN SHRUB SCREENING

DUMPSTER ENCLOSURE LANDSCAPING
SECTION 206-D

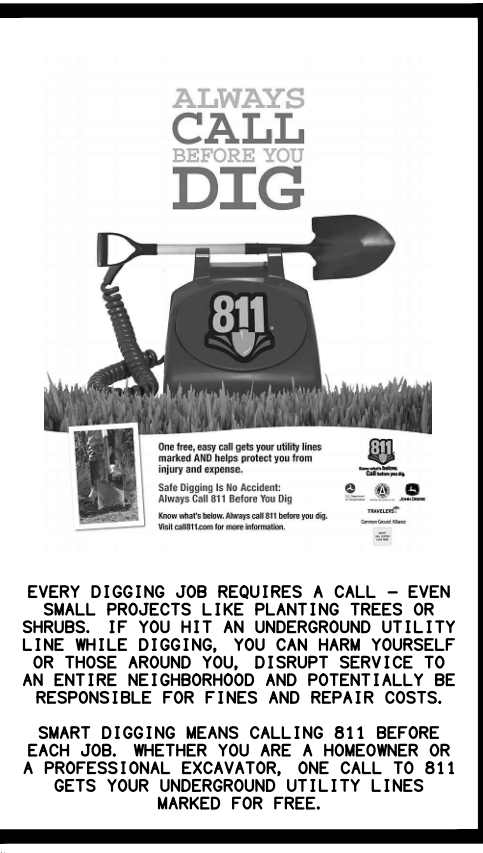
REQUIRED:
ALL CONTAINERS AND BARRELS SHALL BE FULLY SCREENED ON ALL SIDES BY AN ENCLOSURE. ENCLOSURE SHALL BE CONSTRUCTED USING MASONRY AND A SIMILAR COLOR AS THE EXTERIOR WALLS OF THE PRIMARY STRUCTURE.

DETENTION/RETENTION POND LANDSCAPING
SECTION 206-A

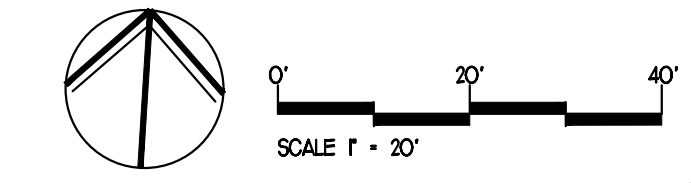
REQUIRED:
DETENTION/RETENTION EASEMENTS SHALL NOT BE LOCATED IN A REQUIRED STREET OR ADJACENT BUFFER UNLESS OTHERWISE APPROVED BY THE DIRECTORS OF ENGINEERING AND PLANNING.

BUILDING DESIGN LANDSCAPING
SECTION 206-A

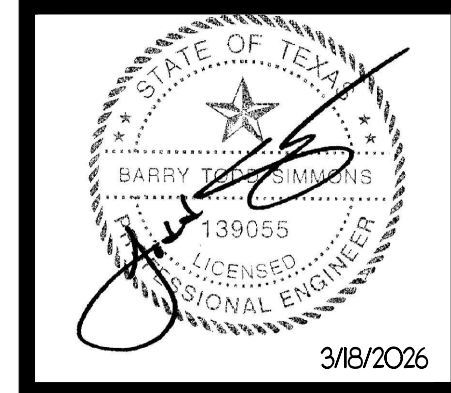
REQUIRED:
A MINIMUM OF 10 PERCENT OF THE SITE AREA SHALL BE LIVING LANDSCAPING INCLUDING GRASS, GROUND COVER, PLANTS, SHRUBS, OR TREES. NO SINGLE SPECIES MAY ACCOUNT FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED TREES TO BE PLANTED ON A SITE.



LANDSCAPE PLAN



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	

L.I.I.

