

1550 E. REPUBLIC ROAD
DALLAS, TEXAS 75246
PH: 417-388-0645
WWW.ATOTHASSOCIATES.COM

TX# F-13329

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Drawing and specifications are not intended for construction without written approval of the engineer.



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-144525

PROJECT NUMBER:
111.001

REVISION:	CITY REVIEW COMMENTS
08-09-2025	CITY REVIEW COMMENTS
08-30-2025	CITY REVIEW COMMENTS
08-24-2025	CITY REVIEW COMMENTS

SMALLS SLIDERS
MCKINNEY TX
1700 NORTH CUSTER ROAD
MCKINNEY, TX 75071

HATCH LEGEND:

- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.06, SHEET C7.1.
- HEAVY DUTY CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK.
PLACE 6-INCH LAYER OF 1" - 2-INCH RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- ARTIFICIAL LAWN.
SYNTHETIC GRASS TURF OVER PREPARED AGGREGATE, PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE INTEGRATED CURB PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
- COLUMN LOCATIONS PER ARCHITECTURAL AND STRUCTURAL PLANS.
- CANOPY OUTLINE.
- SHIPPING CONTAINER.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON CONCRETE FOUNDATION PER STRUCTURAL PLANS.
- 6-FOOT TALL PRIVACY FENCE.
- MINIMUM 7" TALL CMU WALL TRASH ENCLOSURE WITH METAL PANEL GATE TO MATCH THE BUILDING AND FOUNDATION PER ARCHITECTURAL AND STRUCTURAL PLANS.
- 4-FOOT PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- 3-FOOT PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- CLEARANCE BAR PER ARCHITECTURAL PLANS.
- EXISTING SIDEWALK, DO NOT DISTURB.
- MENU BOARD (POINT OF ORDER) PER ARCHITECTURAL PLANS.
- SIGN, PER SHEET C6.1.
- ADA ACCESSIBLE PATH.
- INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- EXISTING CURB AND GUTTER, DO NOT DISTURB.
- 20-FOOT BUILDING SETBACK LINE.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- 10-FOOT X 20-FOOT QUEUING SPACE.
- 10-FOOT X 20-FOOT LOADING ZONE.
- EXISTING FIRE LANE.
- 40-FOOT DUMPSTER BACK-OUT.
- PROPOSED TxDOT ROW.
- DISTANCE FROM MENU BOARD TO NEAREST RESIDENTIAL USE.
- INSTALL HANDRAIL PER DETAIL 2.16, SHEET C7.1.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: PD-C3

PARKING REQUIREMENTS:

1 SPACE PER 150 S.F. BUILDING & OUTDOOR SEATING = 8 STALLS.
PROVIDED = 15 STALLS, 14 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 1,594 S.F.
PRE-PROJECT PERVIOUS AREA = 33,173 S.F.
TOTAL = 34,767 S.F.

POST-PROJECT IMPERVIOUS AREA = 19,915 S.F.
POST-PROJECT PERVIOUS AREA = 15,138 S.F.
TOTAL = 34,767 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE NORTH SIDE LIMITS OF DISTURBANCE. WEST, SOUTH, AND EAST SIDES ARE EXISTING BACK OF CURB.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 25,308 S.F. = 0.58 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 769 S.F.
PROPOSED BUILDING HEIGHT = 21 FT
REMOTE COOLER = 135 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

INTEGRATED CURB: 895 L.F.
LIGHT DUTY CONCRETE: 13,025 S.F.
HEAVY DUTY CONCRETE: 1,505 S.F.
4" CONCRETE SIDEWALK: 1,575 S.F.
ARTIFICIAL TURF: 365 S.F.
TURF GRASS SOD: 4,215 S.F.
LANDSCAPING ROCK: 125 S.F.

NOTES:

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, 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.

NOTE:

HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE PARAPET. SEE ARCHITECTURAL DRAWINGS.

CITY CASE NUMBER:

SITE2025-035

Texas One Call



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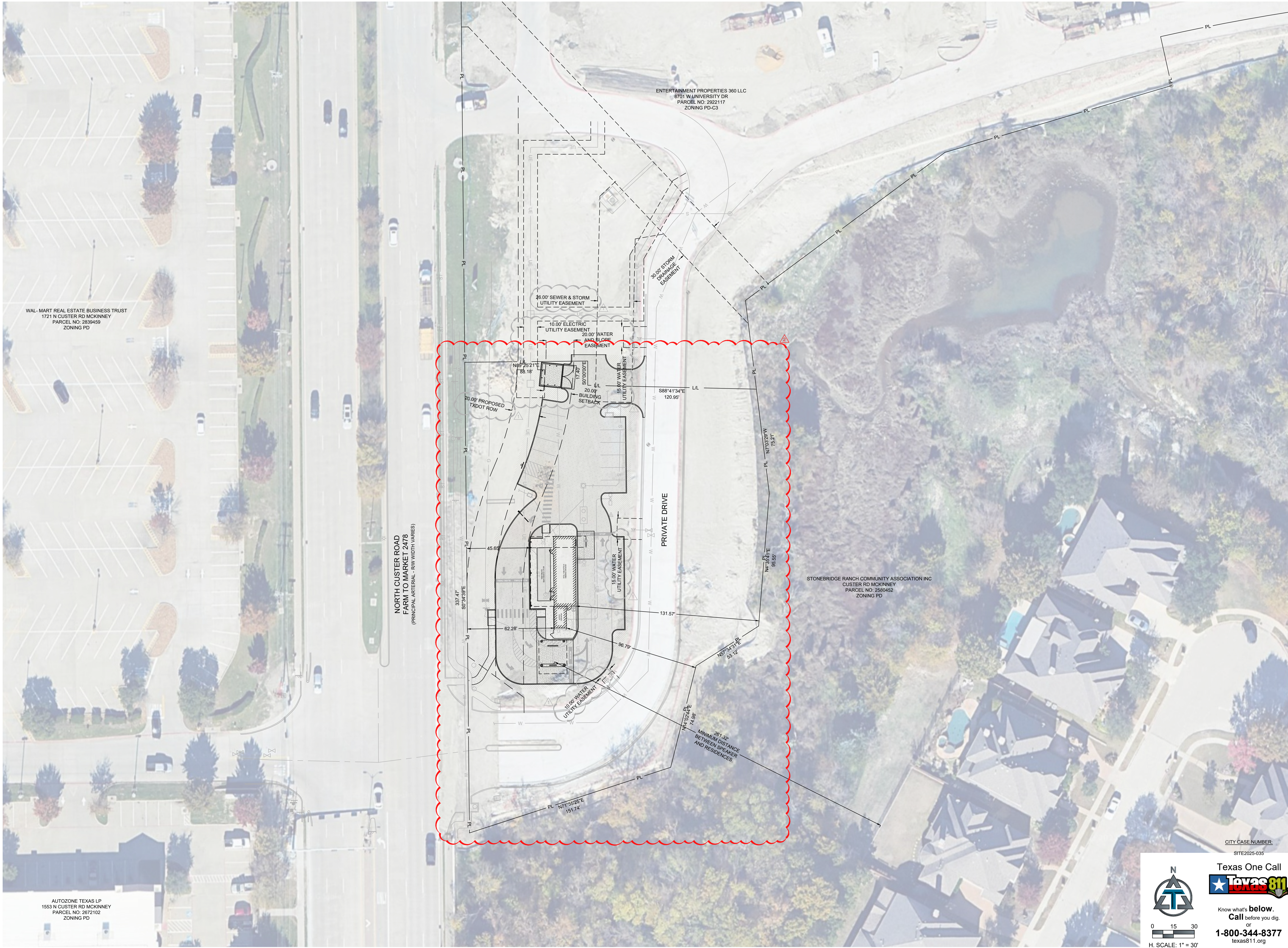
Call before you dig.

or
1-800-344-8377
texas811.org



C2.1
SITE PLAN

DATE: MAY 8, 2025



ATOTH & ASSOCIATES
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www.atothassociates.com
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**PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY**

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**SMALLS SLIDERS
MCKINNEY TX**

**1700 NORTH CUSTER ROAD
MCKINNEY, TX 75071**

C0.2
AREA PLAN

DATE: MAY 8, 2025

Know what's below.
Call before you dig.
or
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H. SCALE: 1" = 30'

DATE: MAY 8, 2025