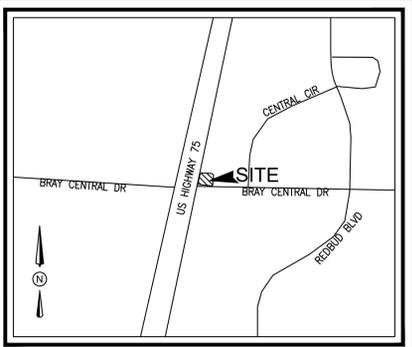
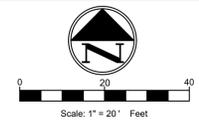


BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 89°56'26" E	29.13'
L2	N 00°03'34" W	10.00'
L3	S 01°43'05" W	19.11'
L4	N 88°09'36" W	2.14'
L5	S 02°17'57" W	5.56'
L6	S 86°36'43" W	10.22'
L7	S 00°17'35" W	13.74'
L8	S 85°57'36" E	9.55'
L9	S 02°12'55" W	5.28'
L10	S 85°32'59" E	2.54'
L11	N 38°07'19" W	23.07'
L12	N 11°35'09" E	130.94'
L13	N 89°56'26" E	85.75'
L14	N 89°47'23" W	153.16'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30'	48.06'	91°46'45"	S 44°10'15" E	43.08'

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
BARRIER FREE RAMP	B.F.R.

EXISTING LEGEND	
---	BOUNDARY LINE
---	ADJONER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	1" CUT FOUND
⊗	2" CUT SET
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	SANITARY SEWER MAN HOLE
⊗	SANITARY SEWER MAN HOLE
⊗	UTILITY VAULT
⊗	POLE SIGN
⊗	WATER VALVE
⊗	SIGN
⊗	STORM MAN HOLE
⊗	LIGHT POLE
⊗	POWER POLE
⊗	BENCH MARK
(CM)	CONTROL MONUMENT
○	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
○	M.R.C.C.T. MAP RECORDS COLLIN COUNTY, TEXAS
○	TREE



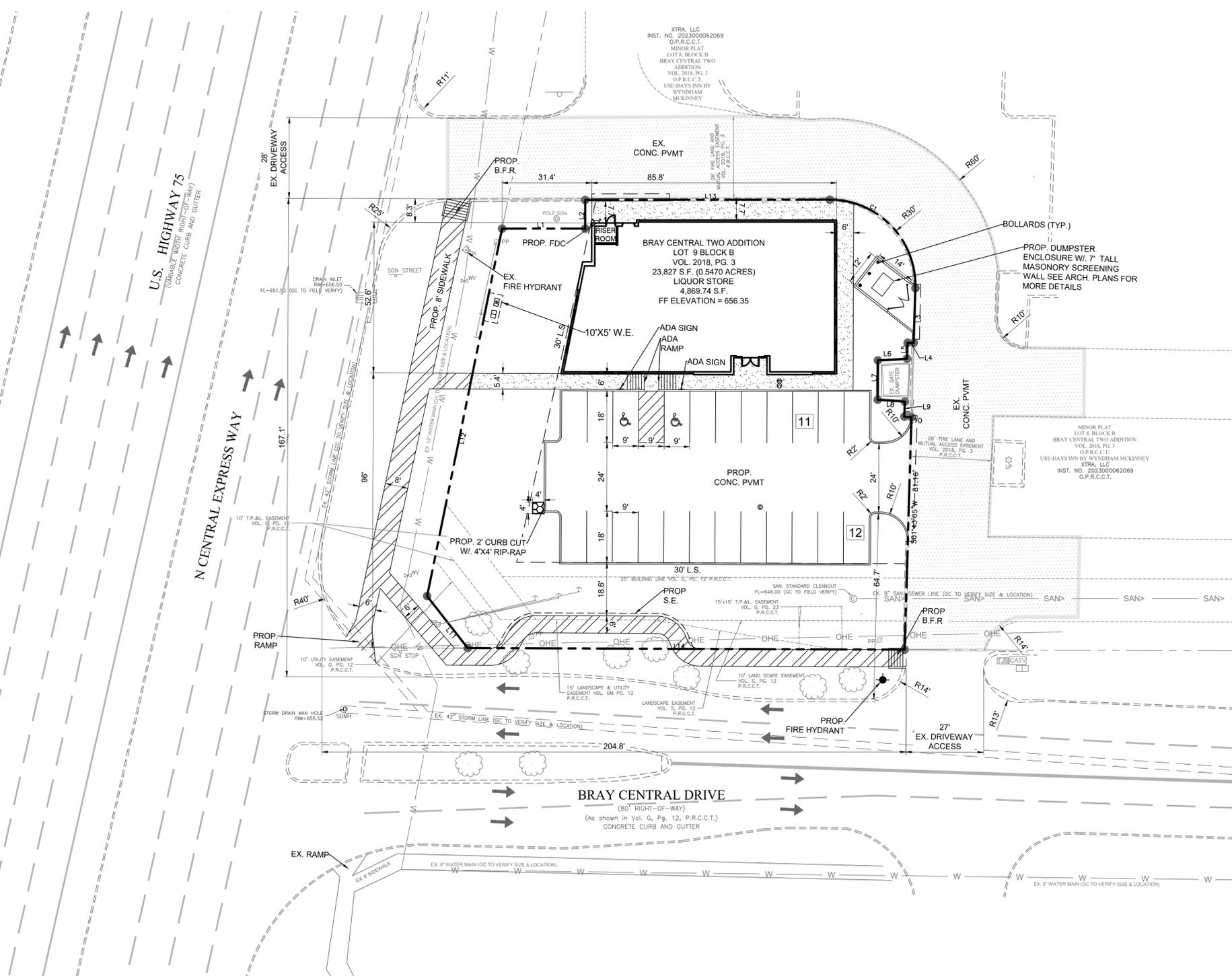
VICINITY MAP
N.T.S.

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LANE	---
STRIPING	---
SIDEWALK PRIVATE	---
SIDEWALK PUBLIC	---
EX. FIRELANE	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
FIRE DEPARTMENT CONNECT (FDC)	---

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.5470 ACRES (23,827 S.F.)
ZONING:	PD- PLANNED DEVELOPMENT DISTRICT 1563
PROPOSED USE:	RETAIL
BUILDING AREA:	4,869.74 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	22'-0"
BUILDING COVERAGE:	20.43%
FLOOR AREA RATIO:	0.20
IMPERVIOUS AREA:	14062.25 S.F. (59.0%)
PERVIOUS/LANDSCAPE AREA:	9,764.75 S.F. (41.0%)
REGULAR PARKING REQUIRED:	20 SPACES
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	23 SPACES



SITE2023-0083

SITE PLAN

PELICAN SPIRITS BEER AND WINE STORE
 U.S. HIGHWAY 75 & BRAY CENTRAL DRIVE
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS 75069
 BRAY CENTRAL TWO ADDITION, LOT 9 BLOCK B



TRIANGLE ENGINEERING LLC
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 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	07/17/23	SCALE BAR	066-23	C-3.0

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	07/17/23	1st CITY SUBMITTAL	KP
2	08/21/23	2nd CIVIL SUBMITTAL	KP
3	08/30/21	3rd CITY SUBMITTAL	KP
4	09/11/23	4th CITY SUBMITTAL	KP