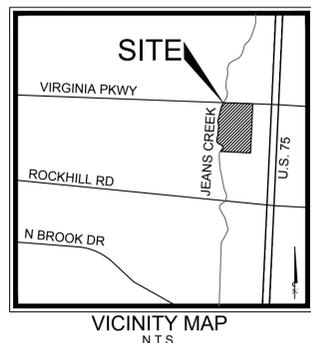
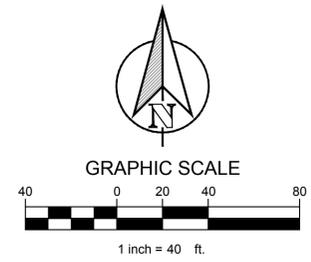
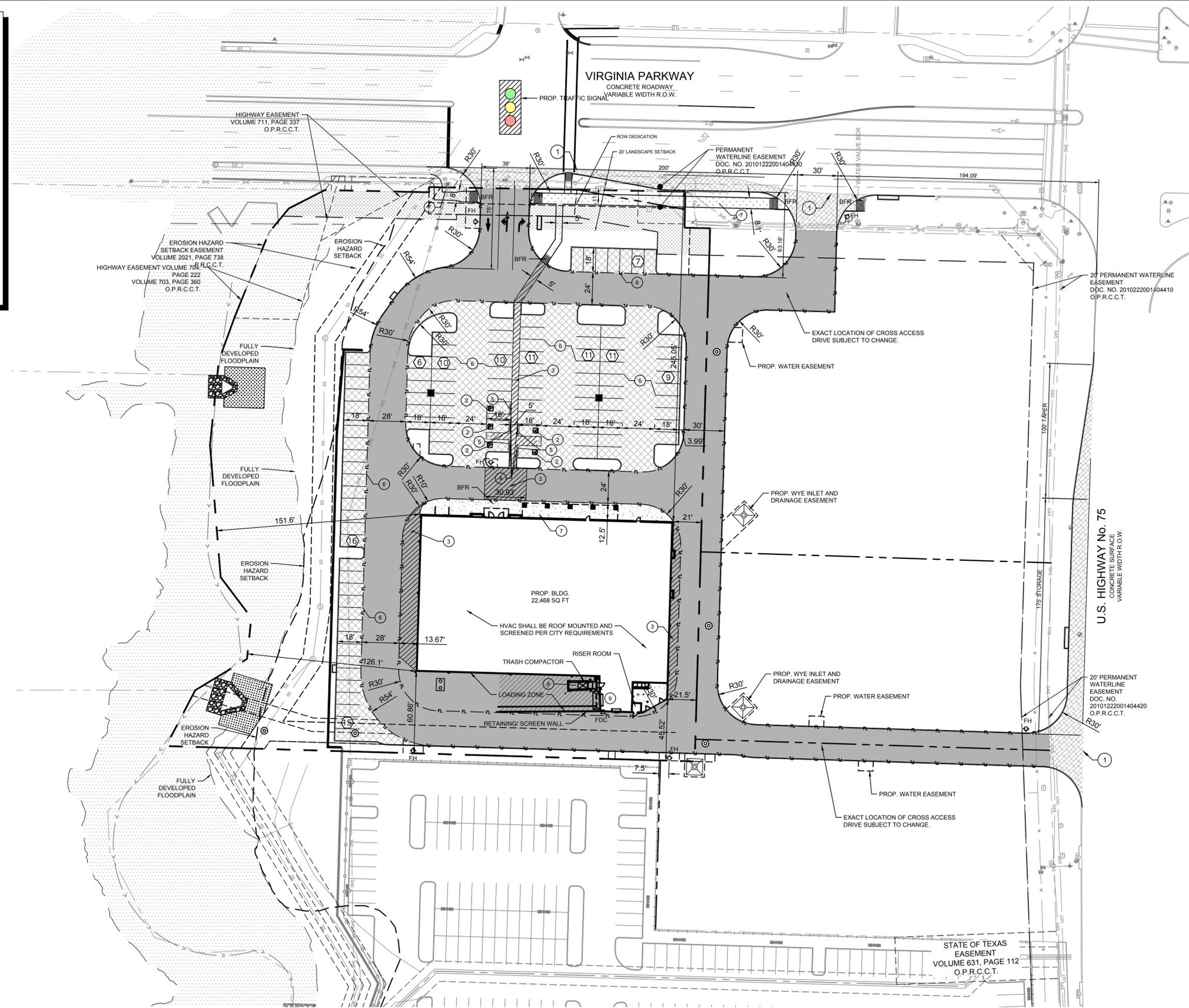


- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 4. 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.
 5. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES. CONSIDERATION OF APPROVAL OF SUP IS DEPENDENT ON APPROVAL OF ZONING.
 6. FDC GENERAL NOTES:
 1. FDC SHALL BE PROTECTED BY BOLLARDS.
 2. FDC SHALL BE LOCATED A MINIMUM OF 3 FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT.
 3. FDC SHALL BE LOCATED ADJACENT TO A FIRE HYDRANT, 7.5 FT - 10 FT FROM THE CENTER OF THE FIRE HYDRANT.
 4. FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.



LEGEND

	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	PROPOSED FIRE LANE
	POST DEVELOPMENT FLOODPLAIN
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED PARKING COUNTS

CONSTRUCTION SCHEDULE

①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	PROPOSED CURB STOP
⑥	4" PARKING STALL STRIPING COOR: WHITE (TYP)
⑦	PROPOSED CONCRETE SIDEWALK
⑧	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
⑨	TRUCK DOCK/RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
⑩	PROPOSED LIGHT POLE

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" & "ZONE AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 48085C0280K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-877-FEMA-MAP.

SITE2022-0069
McKINNEY SPROUTS
3.15 ACRES
LEGAL DESCRIPTION:
BEING A TRACT OF LAND OUT OF THE W.D. THOMPSON SURVEY, ABSTRACT NUMBER 891, SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF LOTS 1C & 2C, BLOCK A OF WYSONG HOSPITAL ADDITION, A SUBDIVISION OF RECORD IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

CITY: MCKINNEY	STATE: TEXAS
COUNTY: COLLIN	SURVEY: W.D. THOMPSON SURVEY
ABSTRACT NO: 891	

DESIGN: ASD
DRAWN: CWP
CHECKED: ASD
DATE: 5/23/2023

SUBMITTAL LOG:
MAY 23rd, 2023 SITE PLAN SUBMITTAL

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
								REQ.	PROV.	REQ. RATIO	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1C	C3	Retail	3.38	147,365	22,468	28'	1	70%	15.2%	1.0 TO 1.0 MAX	0.15	RETAIL STORE (1 PER 250 SQ FT)	90	106	5	5	94,509	64%	52,856	36%

PLOTTED BY: CURTIS, PETERS
PLOT DATE: 5/23/2023 9:25 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-028 GBT MCKINNEY SPROUTS\CADD\SHEETS\SITE PLAN\SITE PLAN.DWG
LAST SAVED: 5/23/2023 9:22 AM

ENGINEER
TEXAS REGISTRATION #14199
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
FAX 817.281.0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

OWNER / DEVELOPER
MCKINNEY 75 INVESTMENTS PARTNERS, LLC
9010 OVERLOOK BLVD
BRENTWOOD, TN 37027
PH: 615.620.4604
CONTACT: TIM MONDELLO
EMAIL: TMONDELLO@GBTREALTY.COM

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1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM



MCKINNEY SPROUTS
U.S. HIGHWAY 75 & VIRGINIA PARKWAY
MCKINNEY, TX

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN: ASD
DRAWN: CWP
CHECKED: ASD
DATE: 5/23/2023

SHEET
SP-1

File No: 2022-028