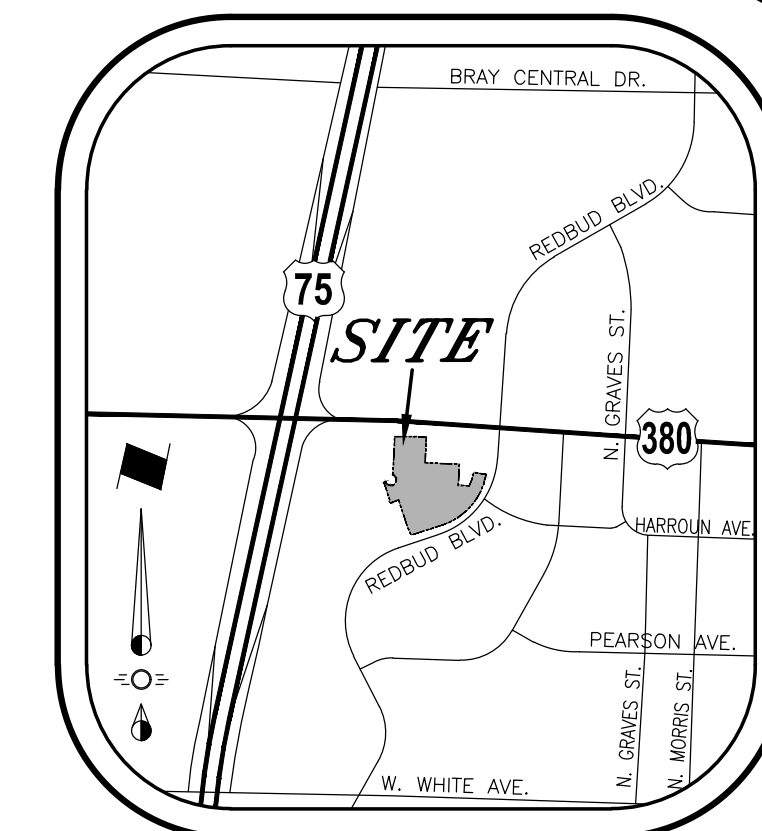
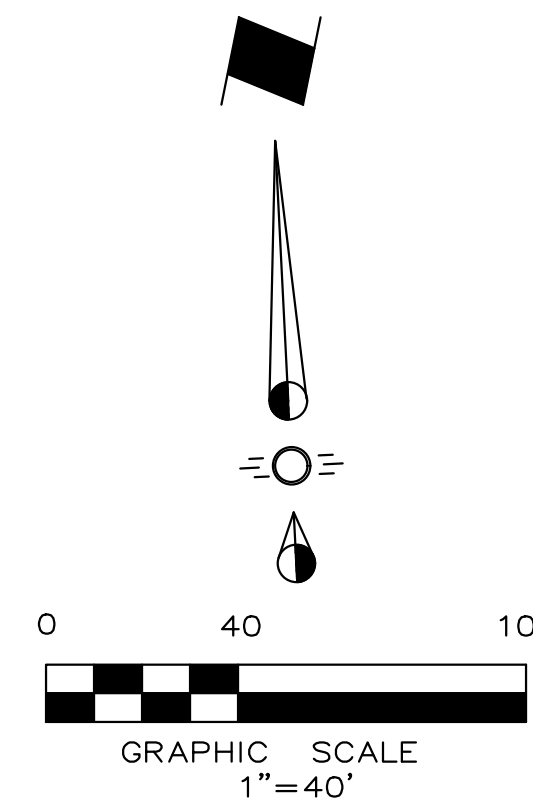


U.S HIGHWAY 380 - WEST UNIVERSITY DRIVE
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(CONCRETE ROAD)



VICINITY MAP
NTS

LEGEND

- EXISTING FIRELANE
- EX. CONCRETE
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- EXISTING FIRE HYDRANT
- BFR BARRIER FREE RAMP

SYNOPSIS

ADDRESS: 1707 W UNIVERSITY DR
MCKINNEY, TX 75069
ZONING: PD-PLANNED DEVELOPMENT
EXISTING USE: SUPER MARKET
PROPOSED USE: GYM OR FITNESS STUDIO
LOT AREA: 6.03 ACRES (262,637 SF)
EXISTING BUILDING HEIGHT: 24'-6"
EXISTING BUILDING OVERALL: 48,741± SF

REQUIRED PARKING: 1 PER 200SF (48,741/200) = 244 SPACES (7 HC)
EXISTING PARKING TOTAL: 219 PARKING SPACES INC. 11 HC
PROPOSED PARKING TOTAL: 117 PARKING SPACES
OVERALL PARKING TOTAL: 336 PARKING SPACES INC. 11 HC

CITY OF MCKINNEY STANDARD NOTES:

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.

THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THE 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 OF MCKINNEY DESIGN SPECIFICATIONS. THE SANITATION SCREENING WALLS WILL BE A MINIMUM OF 7' IN HEIGHT.

NOTE:
EXISTING UTILITIES SHOWN PER AS-BUILT DOCUMENTS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

SURVEYOR:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
PHONE (925) 746-6000
CONTACT: JACOB A. NOVOSAD

ENGINEER:
CROSS ENGINEERING CONSULTANTS,
INC. 1720 W. VIRGINIA ST.
MCKINNEY, TEXAS 75069
PHONE (972) 562-4409
FAX (972) 562-4471
CONTACT: JONATHAN HAKE, P.E.

DEVELOPER
JBS CAPITAL INVESTMENTS, LLC.
6425 TALKING TREE CT.
CUMMING, GA 30028
PHONE (816) 695-5723
CONTACT: LANCE COOPER

Issue Date	Description
1 04/06/2026	
2 05/04/2026	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS

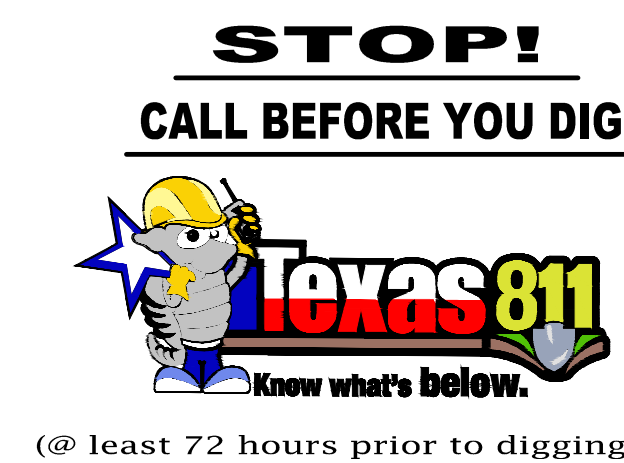
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-9353

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738
ON 05/04/2026
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN
CRUNCH FITNESS MCKINNEY EAST
JBS CAPITAL INVESTMENTS, LLC.
1707 W. UNIVERSITY DRIVE
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
26021

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.



(@ least 72 hours prior to digging)

26021 SITE PLAN.dwg
26021 CRUNCH FITNESS MCKINNEY EAST