

**PROPOSED LEGEND**

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER PER DETAIL 01B
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS PER DETAIL 03D
	STANDARD DUTY CONCRETE PAVING PER DETAIL 08E
	CONCRETE PAVING (TO MEET CONCRETE SPECS AS SHOWN ON CITY OF MCKINNEY DETAIL 2510M)
	FIRE LANE MARKING PER DETAIL 10C

**BUILDING SETBACKS:**

FRONT (STREETS):	REQUIRED	PROVIDED
SIDE (R.O.W)	25'	>25'
SIDE:	0'	>10'
REAR:	0'	>10'

**IMPERVIOUS SITE RATIO (ISR)**

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	31,367	64%
GREEN SPACE	17,513	36%
GROSS SITE	48,880	100%

**SITE & BUILDING DATA**

SITE AREA	1.12 ACRES (48,880 ± SF)
BUILDING AREA	7,080 SF
BUILDING HEIGHT	29'-3"
HVAC	ROOF MOUNTED
PATIO SEATING AREA	550 SF
LOT COVERAGE	16%
ZONING	PD (PLANNED DEVELOPMENT) ORDINANCE NO. 1589
LAND USE/PARKING RATIO	SHOPPING CENTER (1 SPACE /250 SF)
PARKING REQUIRED (BUILDINGS)	1 SPACE /250 SF = 28.3 SPACES
PARKING REQUIRED (PATIO)	1 SPACE /250 SF = 2.2 SPACES
PARKING REQUIRED (TOTAL)	31 SPACES
PARKING PROVIDED	32 SPACES

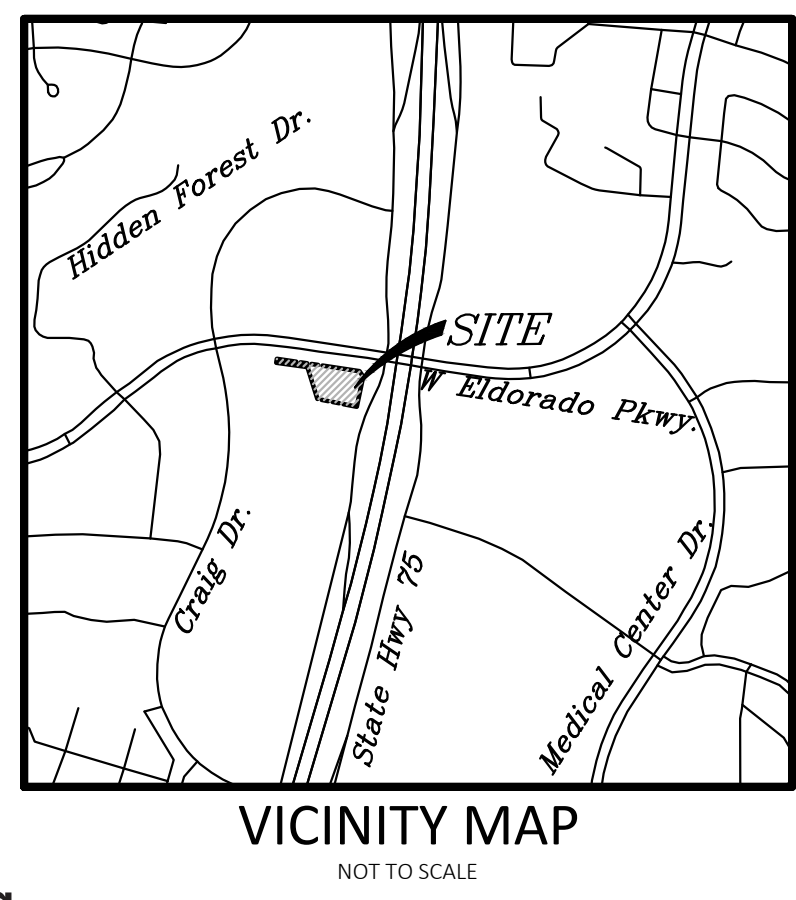
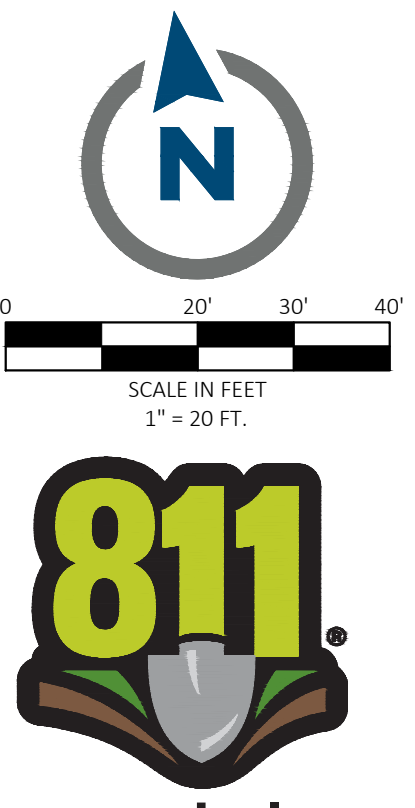
**SITE BENCHMARK**

BENCHMARK #1: A CUT "X" IN CONCRETE ON THE TOP OF A CURB LOCATED ON THE EAST SIDE OF THE ACCESS DRIVE FROM ELDORADO PARKWAY. THE CUT "X" IS ON THE BACK CORNER OF THE 1ST PARKING STALL. ELEV=570.16' NAVD88

BENCHMARK #2: A TXDOT ALUMINUM CAP BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT APPROXIMATELY 9.4' NORTHWEST OF THE DUMPSTER AREA. ELEV=569.92' NAVD88

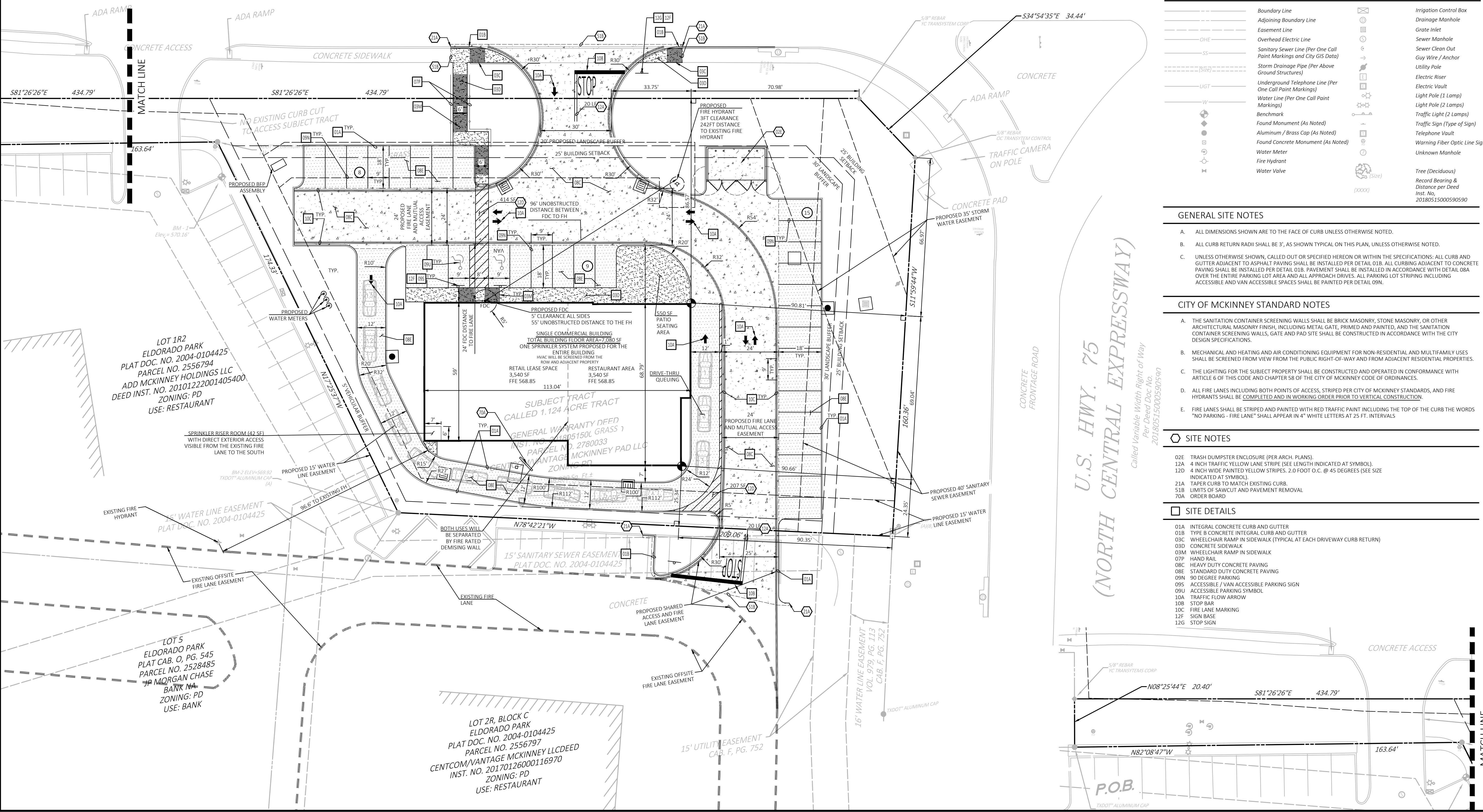
BENCHMARK #3: CITY OF MCKINNEY MONUMENT CM08. N: 7116328.884 E: 2532378.482 ELEV=638.70' NAVD88

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**ELDORADO PARKWAY**

Called Variable Width Right of Way  
Per Deed Doc No. 20180515000590590  
CONCRETE



**EXISTING LEGEND**

	Boundary Line		Irrigation Control Box
	Adjoining Boundary Line		Drainage Manhole
	Easement Line		Grate Inlet
	Overhead Electric Line		Sewer Manhole
	Sanitary Sewer Line (Per One Call Point Markings and City GIS Data)		Sewer Clean Out
	Storm Drainage Pipe (Per Above Ground Structures)		Guy Wire / Anchor
	Underground Telephone Line (Per One Call Point Markings)		Utility Pole
	Water Line (Per One Call Point Markings)		Electric Riser
	Benchmark		Electric Vault
	Found Monument (As Noted)		Light Pole (1 Lamp)
	Aluminum / Brass Cap (As Noted)		Traffic Light (2 Lamps)
	Found Concrete Monument (As Noted)		Traffic Sign (Type of Sign)
	Water Meter		Telephone Vault
	Fire Hydrant		Warning Fiber Optic Line Sign
	Water Valve		Unknown Manhole
			Tree (Deciduous)
			Record Bearing & Distance per Deed Inst. No. 20180515000590590

**GENERAL SITE NOTES**

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01B. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.

**CITY OF MCKINNEY STANDARD NOTES**

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING METAL GATE, PRIMED 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 MULTIFAMILY 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 AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- ALL FIRE LANES INCLUDING BOTH POINTS OF ACCESS, STRIPED PER CITY OF MCKINNEY STANDARDS, AND FIRE HYDRANTS SHALL BE COMPLETED AND IN WORKING ORDER PRIOR TO VERTICAL CONSTRUCTION.
- FIRE LANES SHALL BE STRIPED AND PAINTED WITH RED TRAFFIC PAINT INCLUDING THE TOP OF THE CURB THE WORDS "NO PARKING - FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS AT 25 FT. INTERVALS

**SITE NOTES**

- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
- TAPER CURB TO MATCH EXISTING CURB
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL ORDER BOARD

**SITE DETAILS**

- INTEGRAL CONCRETE CURB AND GUTTER
- TYPE B CONCRETE INTEGRAL CURB AND GUTTER
- WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- CONCRETE SIDEWALK
- WHEELCHAIR RAMP IN SIDEWALK
- HAND RAIL
- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY CONCRETE PAVING
- 90 DEGREE PARKING
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL
- TRAFFIC FLOW ARROW
- STOP BAR
- FIRE LANE MARKING
- SIGN BASE
- STOP SIGN

COMBINED RETAIL AND RESTAURANT  
CENTCOM REALTY CORP.  
ELDORADO PKWY & HWY 75  
MCKINNEY, TX

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	ADA
PROJECT MANAGER	RKN
DESIGNER	DEM
CEI PROJECT NUMBER	33086
DATE	10/2/2023
REVISION	REV-4

SITE & PAVING PLAN  
SHEET TITLE  
SHEET NUMBER

C1.0