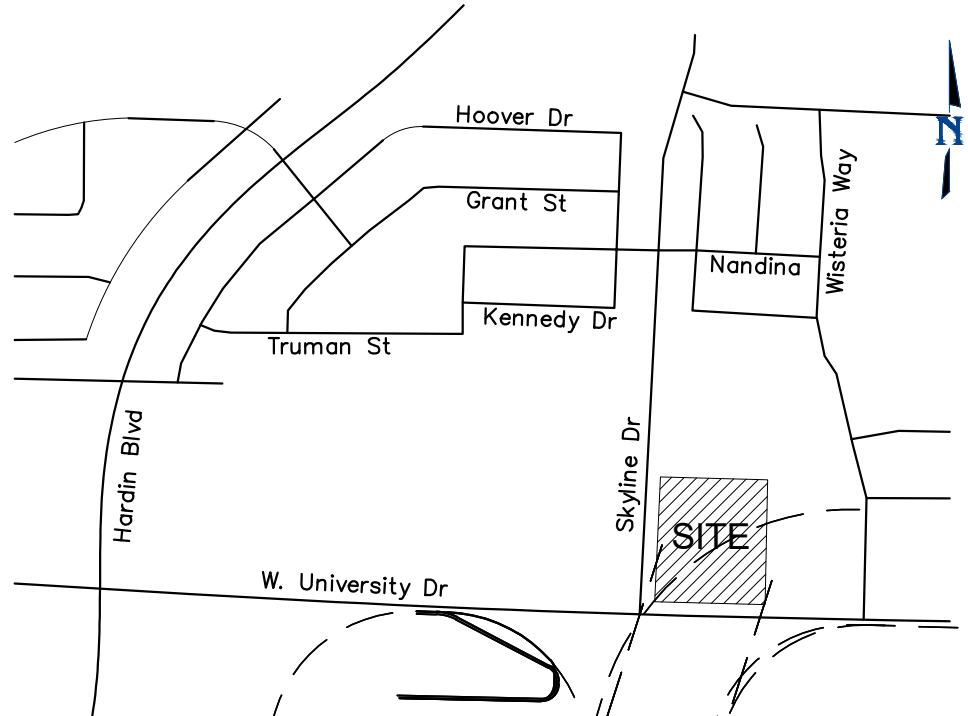


VICINITY MAP (NTS)



SITE NOTES

- PROPOSED LOADING BAYS.
- PROPOSED ROLL UP DOOR.
- PROPOSED CUSTOMER PICK UP, WITH CANOPY.
- PROPOSED ENTRY VESTIBULE.
- PROPOSED TRUCK LOADING SPACES.
- PROPOSED 8.3' SCREENING WALL, BRICK MASONRY, SEE ARCHITECTURAL PLANS FOR DETAIL.
- PROPOSED RIGHT TURN LANE, SEE OFFSITE CONSTRUCTION PLANS.
- PROPOSED ADA SIDEWALK RAMP, SEE DETAIL SHEET C13.1.
- PROPOSED FLUSH CURB, SEE DETAIL SHEET C13.1.
- PROPOSED DRIVE AISLE TO ADJACENT SITE.
- PROPOSED LANDSCAPED AREA, SEE LANDSCAPE PLAN SHEET C11.0.
- PROPOSED FIRE HYDRANT & EASEMENT.
- PROPOSED 6" CURB.
- TIE INTO EXISTING CURB.
- PROPOSED 12" VERTICAL CURB AT BUILDING CORNER.
- PROPOSED 6" VERTICAL CURB.
- EXISTING CURB TO REMAIN.
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C13.1.
- PROPOSED FIRE DEPARTMENT ACCESS DOOR.
- PROPOSED FIRE RISER ROOM (144 SF) WITH FIRE PUMP AND CLASS I STANDPIPE, SEE ARCHITECTURAL AND MEP PLANS FOR DETAIL.
- PROPOSED FDC WITH BOLLARDS.
- PROPOSED CONCRETE SIDEWALK TO TXDOT STANDARDS.
- PROPOSED COMPACTOR WITH BRICK MASONRY WALL WITH METAL GATE, SEE ARCHITECTURAL PLANS FOR DETAIL.

SITE DATA

EXISTING ZONING: PD-1997-06-35
PROPOSED ZONING: C - PLANNED CENTER DISTRICT & CC - CORRIDOR COMMERCIAL OVERLAY
PROPERTY AREA: 228,822 SF / 5.25 ACRES
BUILDING AREA: 78,495 SF
BUILDING HEIGHT: 25'10" (EAVE)
MAXIMUM HEIGHT OF INTERIOR STORAGE: 12' RACKING WITH 4' PRODUCT (TOTAL 16')
LOT COVERAGE: 0.34
FAR: 0.34
IMPERVIOUS AREA: 27,737 SF

PARKING SUMMARY

RETAIL TO LUMBER YARD/WAREHOUSE (63,780 SF): 1/400 = 160 SPACES
WAREHOUSE/STOCK (11,537 SF): 1/1000 = 12 SPACES
OFFICE (3,184 SF): 1/250 = 13 SPACES
REQUIRED SPACES: 185 SPACES
10% PARKING REDUCTION REQUEST (18 SPACES): 167 SPACES
TOTAL PROVIDED SPACES: 169
ADA SPACES: 6



LEGEND

PROPERTY LINE	---
PROPERTY LINE (OFFSITE)	---
EXISTING RIGHT OF WAY	---
EXISTING EASEMENT	---
EXISTING BUILDING	---
PROPOSED SITE WALL	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING FENCE	---
PROPOSED FENCE	---

GENERAL NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- ALL STORM SEWERS TO BE CONSTRUCTION FROM POLYPROPYLENE PER INDUSTRY STANDARDS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC R.O.W. AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

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COLIN COUNTY, ABST 257
DUNBAUGH SURVEY



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IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

APPROVAL

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

FLOOR & DECOR
HIGHWAY 380 & SKYLINE DR.
MCKINNEY, TX (SKYLINE)

PROJECT # 1041

DATE 10/28/2019

SHEET TITLE

SITE PLAN

SITE PLAN #

SHEET #

C4.0