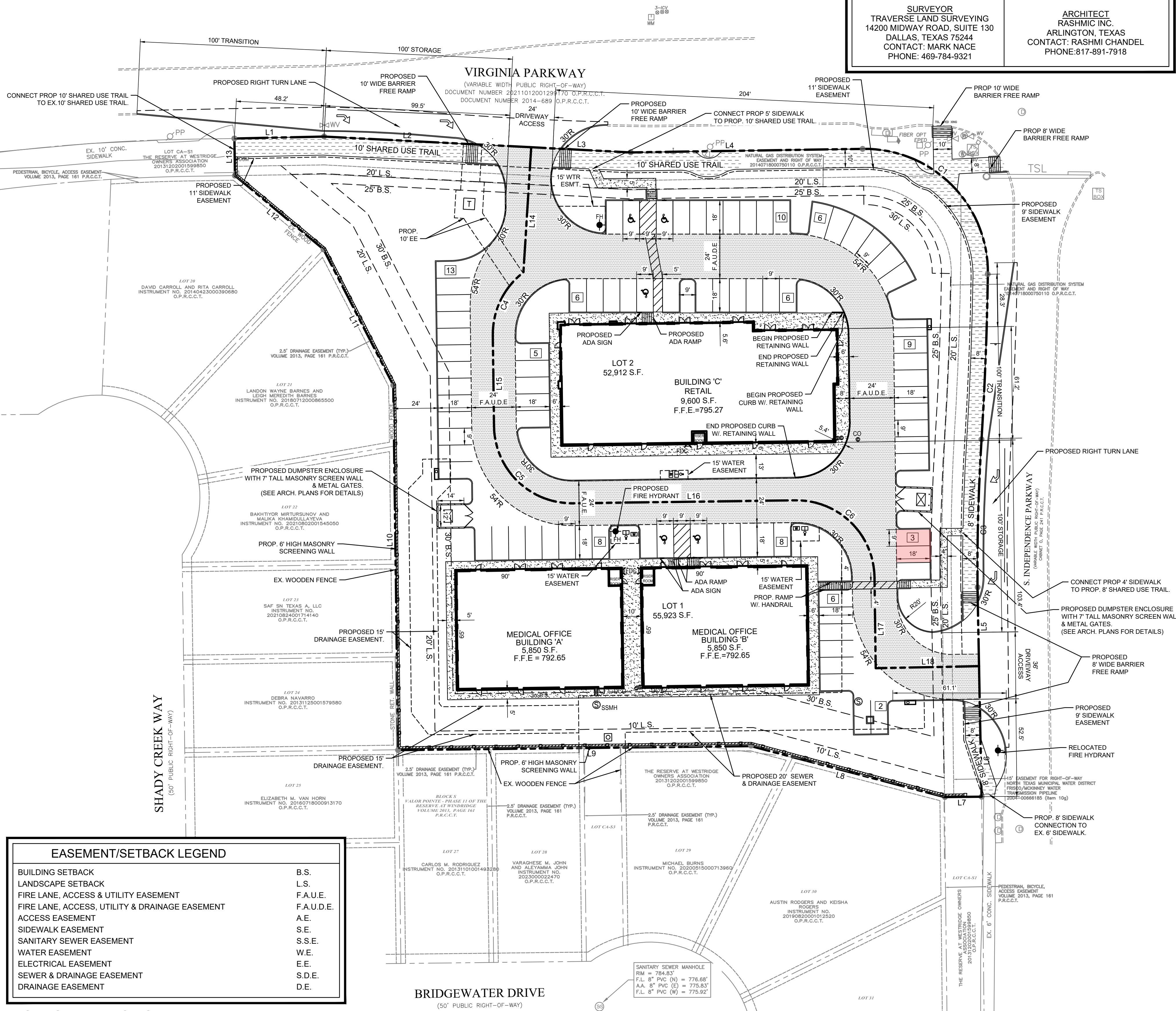


NOTES

1. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: THIS CODE.



PROJECT CONTACT LIST			
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566		OWNER/DEVELOPER 12996 YALE CT FRISCO, TEXAS 75035 CONTACT: NASEEM PHONE: 469-990-9927	
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE PHONE: 469-784-9321		ARCHITECT RASHMIC INC. ARLINGTON, TEXAS CONTACT: RASHMI CHANDEL PHONE: 817-891-7918	

EXISTING LEGEND			
	BOUNDARY LINE		WATER METER
	ADJOINER BOUNDARY LINE		FIRE HYDRANT
	EASEMENT LINE (AS NOTED)		SANITARY SEWER MANHOLE
	WATER LINE		STORM MANHOLE
	SANITARY SEWER LINE		STORM DRAIN LINE (AS NOTED)
	STORM DRAIN LINE (AS NOTED)		FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINE		UTILITY VAULT
	BENCH MARK		WATER VALVE
	POWER POLE - CPP		TRAFFIC SIGN
	GAS METER		TELEPHONE RISER
	MAP RECORDS		OFFICIAL PUBLIC RECORDS
	COLLINN COUNTY, TEXAS		COLLIN COUNTY, TEXAS

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
FIRE LANE HATCH	
SCREENING WALL	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT (FH)	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION (FDC) BUILDING	

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	106.48'	66.50'	091°44'44"	S45°02'03"E	95.47'
C2	89.11'	1931.00'	002°38'39"	S02°10'38"W	89.10'
C3	79.75'	1088.50'	004°11'52"	S01°35'25"W	79.73'
C4	39.14'	42.00'	053°23'32"	S25°56'12"W	37.74'
C5	65.97'	42.00'	090°00'00"	S45°45'34"E	59.40'
C6	65.97'	42.00'	090°00'00"	S45°45'34"E	59.40'

Line Table		
Line #	Length	Direction
L1	48.35'	N88°46'09"E
L2	111.00'	S87°02'26"E
L3	54.47'	S87°02'26"E
L4	125.05'	N89°07'39"E
L5	43.35'	S01°07'26"E
L6	69.59'	S01°07'26"E
L7	20.00'	S89°21'24"W
L8	107.90'	N75°14'57"W
L9	190.19'	S89°21'25"W
L10	196.68'	N00°45'34"W
L11	82.29'	N27°11'59"W
L12	62.13'	N50°12'26"W
L13	20.00'	N00°53'18"W
L14	67.53'	S03°33'18"W
L15	49.10'	S00°45'34"E
L16	120.00'	N89°14'26"E
L17	49.01'	S00°45'34"E
L18	55.71'	N88°52'34"E

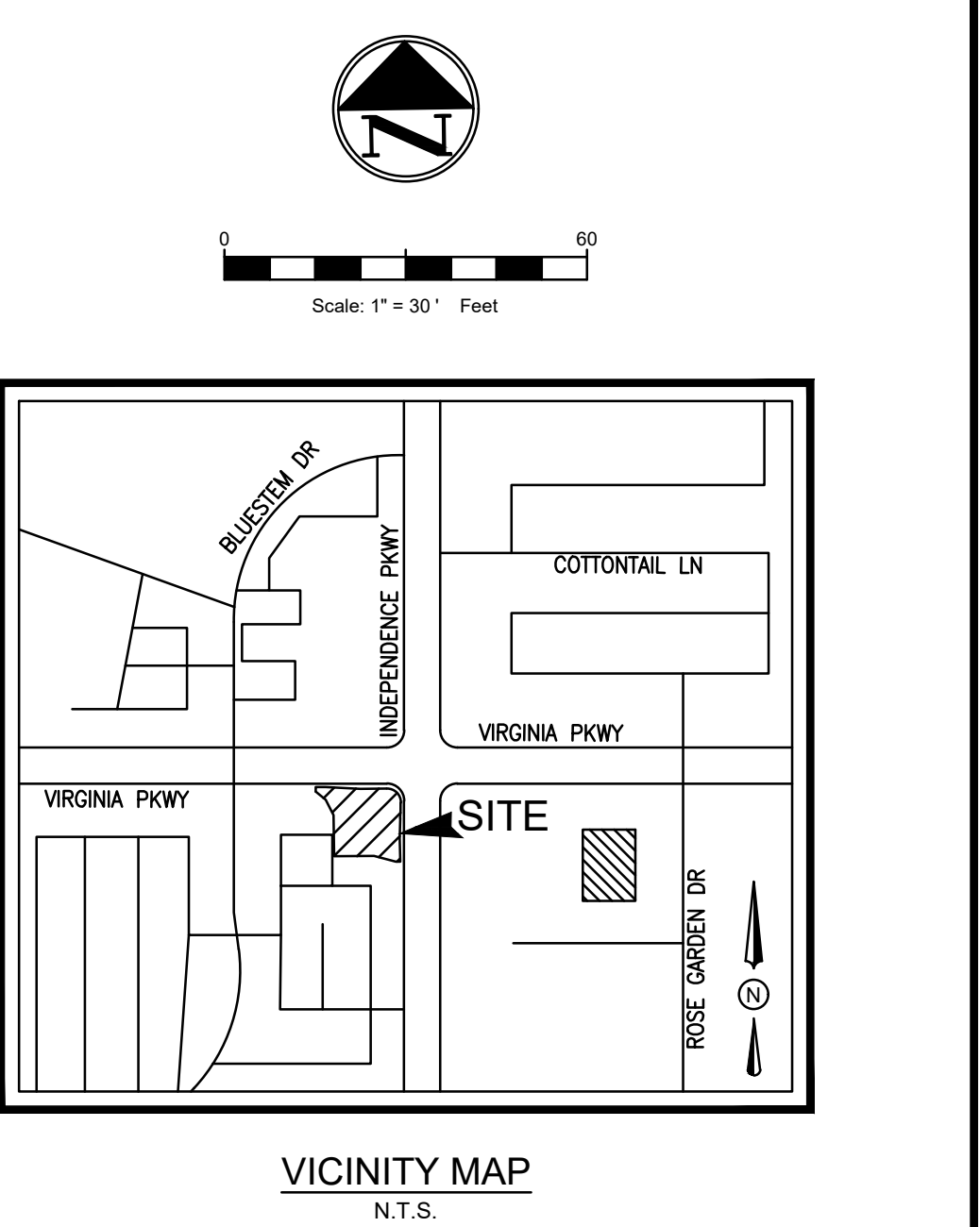
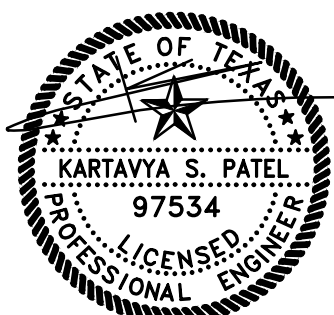
EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
SEWER &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

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. 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.
3. 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.
4. 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.
5. 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.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. 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.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



NO.	DATE	DESCRIPTION	BY
1	09/12/24	1st SITE PLAN SUBMITTAL	KP
2	11/01/24	2ND SITE PLAN SUBMITTAL	KP
3	12/13/24	3rd SITE PLAN SUBMITTAL	EB
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SITE DATA SUMMARY TABLE - LOT 1	
SITE ACREAGE:	1.284 ACRES (55,923 S.F.)
ZONING:	C2 - LOCAL COMMERCIAL DISTRICT
PROPOSED USE:	MEDICAL OFFICES
LOT 1:	55,923 S.F. OR 1.284 ACRES
MEDICAL OFFICE BUILDING - A AREA:	5,850 S.F.
MEDICAL OFFICE BUILDING - B AREA:	5,850 S.F.
TOTAL MEDICAL OFFICE BUILDING AREA:	11,700 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT OF A & B:	27'-0"
OFFICE BUILDING COVERAGE:	20.92%
MEDICAL OFFICE FLOOR AREA RATIO:	0.21
IMPERVIOUS AREA:	31,327 S.F. (56.02%)
PERVIOUS/LANDSCAPE AREA:	24,596 S.F. (43.98%)
MEDICAL OFFICE PARKING SPACES REQUIRED:	39 SPACES
1 SP PER 300 S.F.	
REGULAR PARKING PROVIDED:	35 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	37 SPACES+2 SHARED PARKING FROM LOT 2

SITE DATA SUMMARY TABLE - LOT 2	
SITE ACREAGE:	1.215 ACRES (52,912 S.F.)
ZONING:	C2 - LOCAL COMMERCIAL DISTRICT
PROPOSED USE:	RETAIL
LOT 2:	52,912 S.F. OR 1.215 ACRES
RETAIL BUILDING - C AREA:	9,600 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT OF C:	29'-9"
RETAIL BUILDING COVERAGE:	18.14%
RETAIL FLOOR AREA RATIO:	0.18
IMPERVIOUS AREA:	40,267 S.F. (76.10%)
PERVIOUS/LANDSCAPE AREA:	12,645 S.F. (23.90%)
RETAIL PARKING SPACES REQUIRED:	39 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	42 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	45 SPACES

Lot 1 shared parking spaces with Lot 2

SITE2024-0078

SITE PLAN

SWC INDEPENDENCE PKWY & VIRGINIA PKWY

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS 75072

ABS A0840 HENRY SLACK SURVEY, TRACT 2, 2.6005 ACRES

TRIANGLE ENGINEERING LLC

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

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB/MM	12/13/24	SCALE BAR	136-23	C-3.0

TX. P.E. FIRM #11525