

GENERAL NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.
5. 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
6. LIGHTING FOR THIS PROPERTY TO BE CONSTRUCTED AND OPERATED IN CONFORMANCE TO CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
7. 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."

LOT 1, BLOCK A
CRUTCHER CROSSING
ADDITION
INST. NO.
20180403010001450
O.P.R.C.C.T.

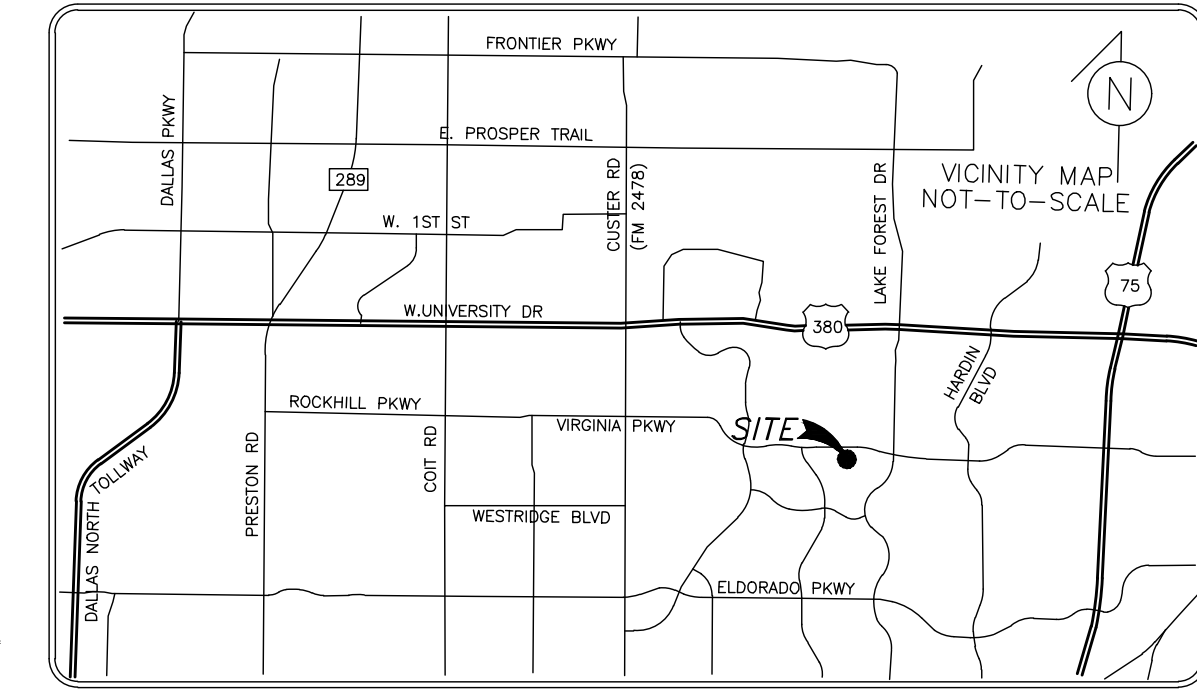
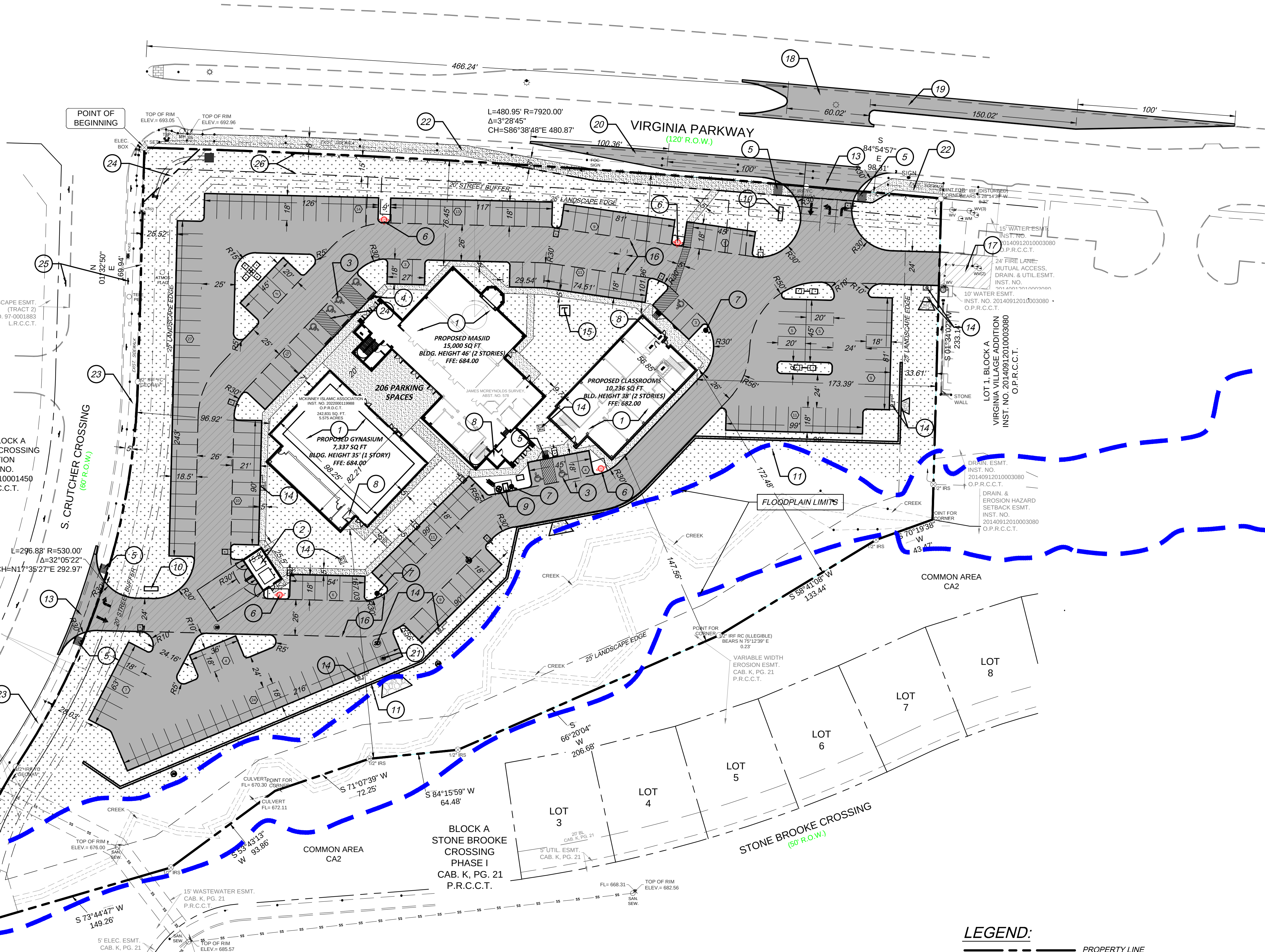
LANDSCAPE ESMT.
(TRACT 3)
DOC. NO. 97-0001883
L.R.C.C.T.

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STANDARD NOTES:

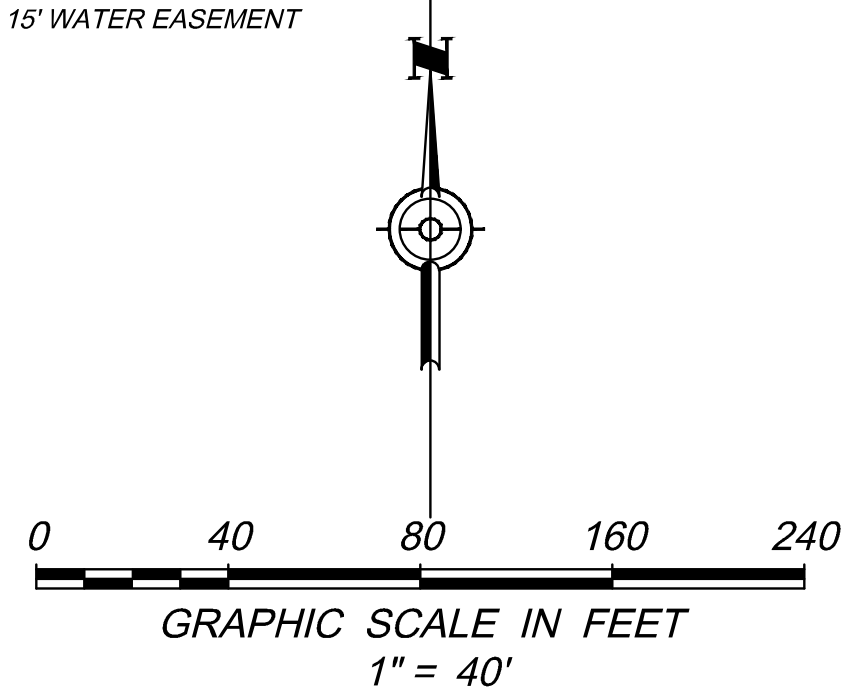
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
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 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES



VICINITY MAP (NTS)

NOTES BY SYMBOL

- 1 PROPOSED STRUCTURE.
- 2 7' TALL DUMPSTER WITH CMU BLOCK ENCLOSURE WITH SOLID METAL GATES. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ADA COMPLIANT PARKING SPACE (TYP.)
- 4 ACCESSIBLE PARKING POLE SIGNAGE (5 REGULAR AND 2 VAN) TYP.
- 5 BARRIER FREE RAMP
- 6 PROPOSED FIRE HYDRANT LOCATED IN PROPOSED WATER EASEMENT
- 7 REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 8 FIRE RISER ROOM LOCATION (MIN. 36 SF), DEDICATED ONLY FOR FIRE PROTECTION EQUIPMENT
- 9 WATER METERS IN WATER EASEMENT
- 10 PROPOSED MONUMENT SIGNAGE (FOR REFERENCE ONLY). TO BE PERMITTED SEPARATELY.
- 11 VARIABLE HEIGHT RETAINING WALL WITH 42" TALL WROUGHT IRON FENCING
- 12 DETENTION POND ACCESS WITH 12" WIDE GATES
- 13 PROPOSED DRIVEWAY
- 14 PROPOSED DRAINAGE STRUCTURE
- 15 PROPOSED ELECTRICAL TRANSFORMER PAD LOCATION
- 16 PROPOSED FIRE, ACCESS, WATER, SEWER & DRAINAGE EASEMENT
- 17 EXISTING 24' FIRE, ACCESS & WATER EASEMENT
- 18 PROPOSED MEDIAN BREAK
- 19 PROPOSED LEFT TURN LANE
- 20 PROPOSED RIGHT TURN LANE
- 21 PROPOSED STORM WATER QUALITY DEVICE
- 22 PROPOSED 8' PUBLIC SIDEWALK (REMOVE EXISTING SIDEWALK)
- 23 EXISTING 5' PUBLIC SIDEWALK
- 24 PROPOSED ROW DEDICATION
- 25 PROPOSED "NO PARKING" SIGNAGE IN ROW (TYP.)
- 26 PROPOSED 15' WATER EASEMENT



CITY PROJECT NUMBER : SITE2025-0081

SITE PLAN

PROPOSED LOT 1, BLOCK A,
5.575 AC (242,831 SF)
ISLAMIC ASSOCIATION OF MCKINNEY SUBDIVISION (PROPOSED)
MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
ISLAMIC ASSOCIATION OF MCKINNEY
2940 ELDORADO PKWY., MCKINNEY, TX 75070
ATTN: YASSER WARDANY
EMAIL: MINA.NEWMASJID@MCKINNEYMASJID.ORG
PHONE: 469-460-4444

ENGINEER / APPLICANT
THOMAS SITE DEVELOPMENT
ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE
EMAIL: MATHEW@THOMAS-ENG.COM; PHONE: (214) 680-2728

SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	PD Ord No. 2017-04-041
PROPOSED USE	RELIGIOUS ASSEMBLY
BUILDING AREA (TOTAL) sf	32573
MASJID BLDG. HEIGHT (2 STORIES)	46'
GYMNASIUM BLDG. HEIGHT (1 STORY)	35'
CLASSROOM BLDG. HEIGHT (2 STORIES)	38'
LOT AREA sf (NET)	242,831
LOT COVERAGE	13.41%
FLOOR AREA RATIO	0.10:1
IMPERVIOUS AREA sf	128,232
LANDSCAPING AREA PROVIDED sf	114,599
PARKING REQUIRED (6,322 SF @ 1/50 sf FOR ASSEMBLY AREA)	127
TOTAL PARKING PROVIDED	206
ADA COMPLIANT SPACES (REQUIRED / PROVIDED)	7/7

LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVEMENT
- PROPOSED MUTUAL ACCESS EASEMENT, FIRE LANE UTILITY & DRAINAGE EASEMENT OFFSITE FIRE LANE
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. F-10289
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5353 VIRGINIA PKWY
MCKINNEY, TX 75071

DATE	DESCRIPTION	REVISION