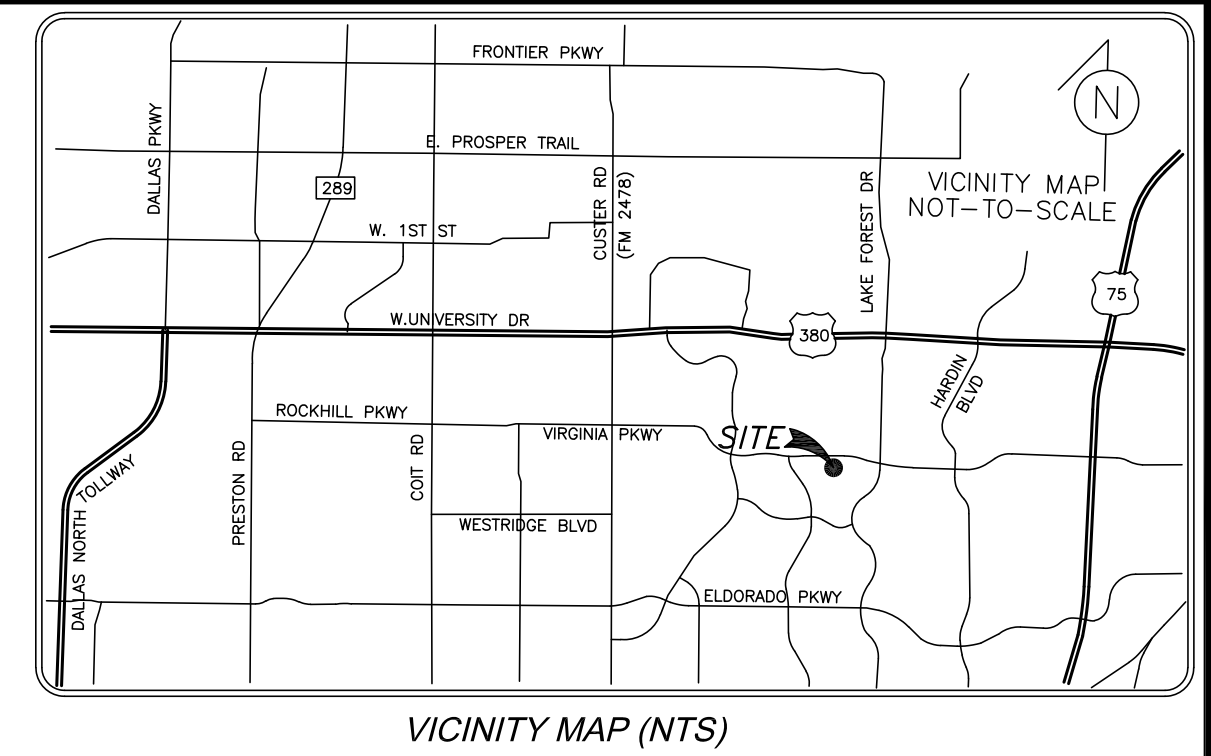


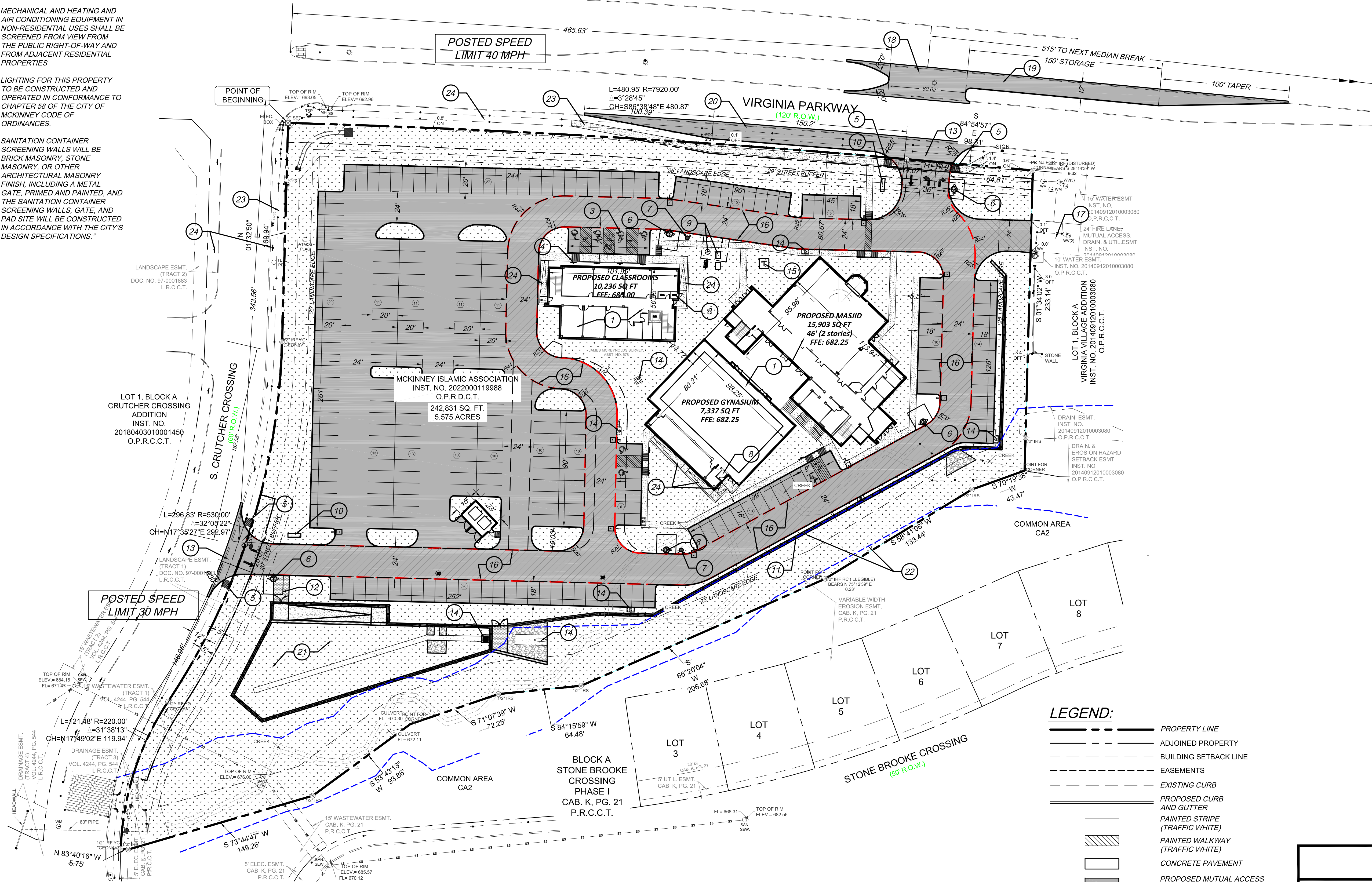
1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADI ARE 3' UNLESS NOTED OTHERWISE.
4. 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."

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 SANITATION CONTAINER 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

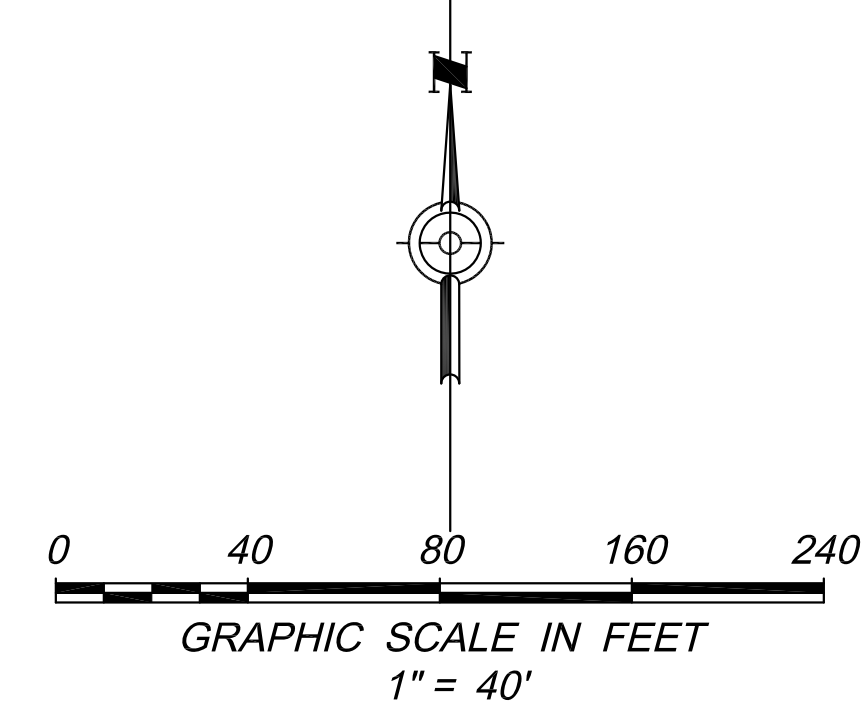
SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	PD - PLANNED DEVELOPMENT
PROPOSED USE	RESTAURANT & RETAIL
BUILDING AREA (TOTAL) sf	26139
BLDG. HEIGHT (2 STORIES)	46'
LOT AREA sf (NET)	242,831
LOT COVERAGE	9.65%
FLOOR AREA RATIO	0.10:1
IMPERVIOUS AREA sf	142,501
LANDSCAPING AREA PROVIDED sf	100,330
PARKING REQUIRED (6,322 SF @ 1/50 sf FOR ASSEMBLY AREA)	127
TOTAL PARKING PROVIDED	252
ADA COMPLIANT SPACES (REQUIRED / PROVIDED)	7 / 7



- 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 15'x15' WATER EASEMENT
- 7 REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 8 FIRE RISER ROOM LOCATION (MIN. 36 SF), DEDICATED ONLY FOR FIRE PROTECTION EQUIPMENT
- 9 WATER METER 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 DETENTION POND
- 22 PROPOSED 100-YR FLOODPLAIN LIMITS
- 23 PROPOSED 10' WIDE PUBLIC SIDEWALK
- 24 PROPOSED "NO PARKING" SIGNAGE IN ROW (TYP.)
- 24 ADA COMPLIANT RAMPS WITH HANDRAILS



	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)



SITE PLAN

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

<u>OWNER</u>	<u>ENGINEER / APPLICANT</u>
ISLAMIC ASSOCIATION OF MCKINNEY	THOMAS SITE DEVELOPMENT
2940 ELDORADO PKWY., MCKINNEY, TX 75070	ENGINEERING INC.
ATTN: YASSER WARDANY	P.O. BOX 1261, COLLEYVILLE, TX 76034
EMAIL: MINA.NEW.MASJID@MCKINNEYMASJID.ORG	ATTN: MATHEW THOMAS, PE
PHONE: 469-450-4444	EMAIL: MATHEW@THOMAS-ENG.COM; PHONE: (214) 680-2728

ISLAMIC ASSOCIATION OF MCKINNEY
5353 VIRGINIA PKWY
MCKINNEY, TX 75071

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.



REVISION	DESCRIPTION	DATE

C-2.0