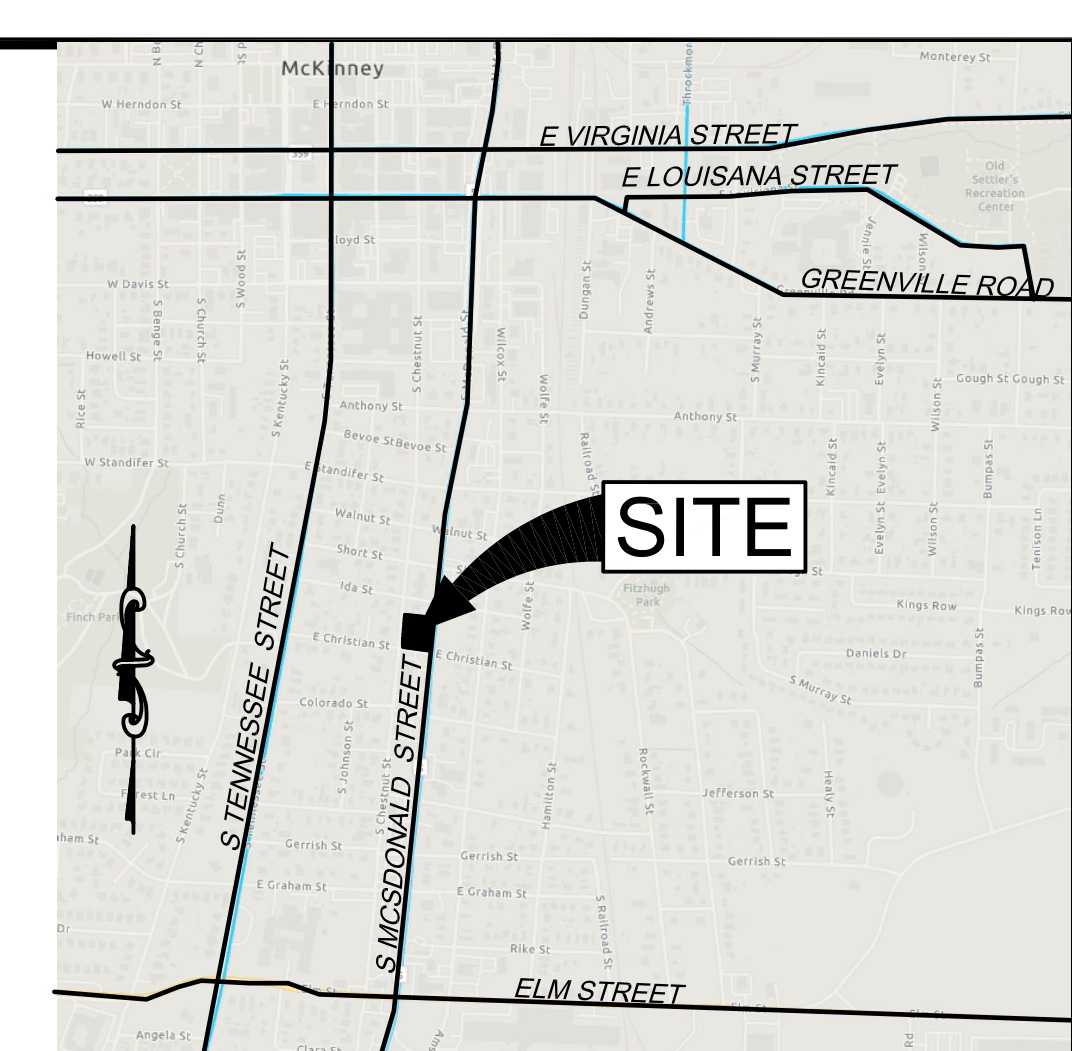
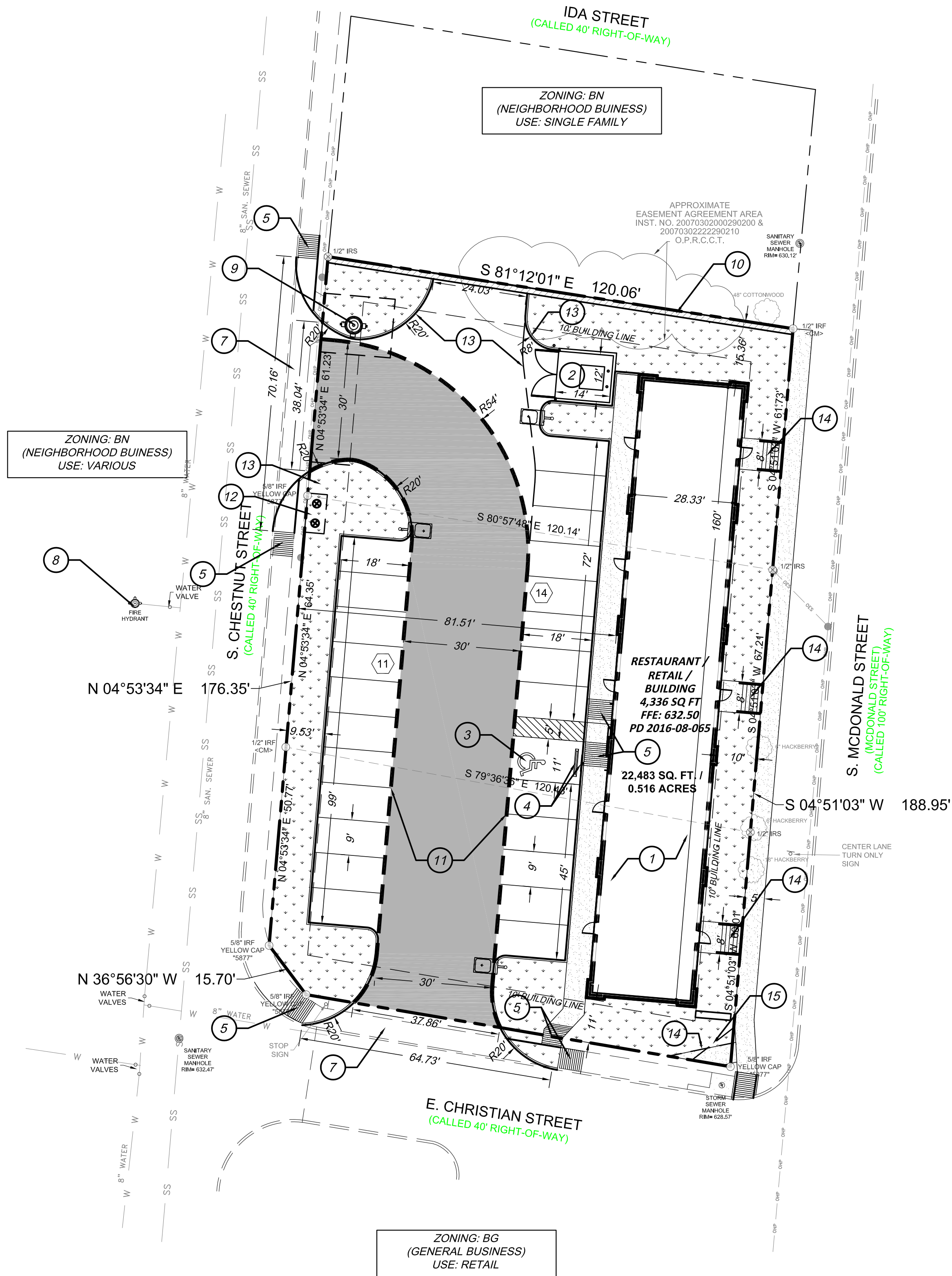


**LEGEND:**

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

**NOTES BY SYMBOL:**

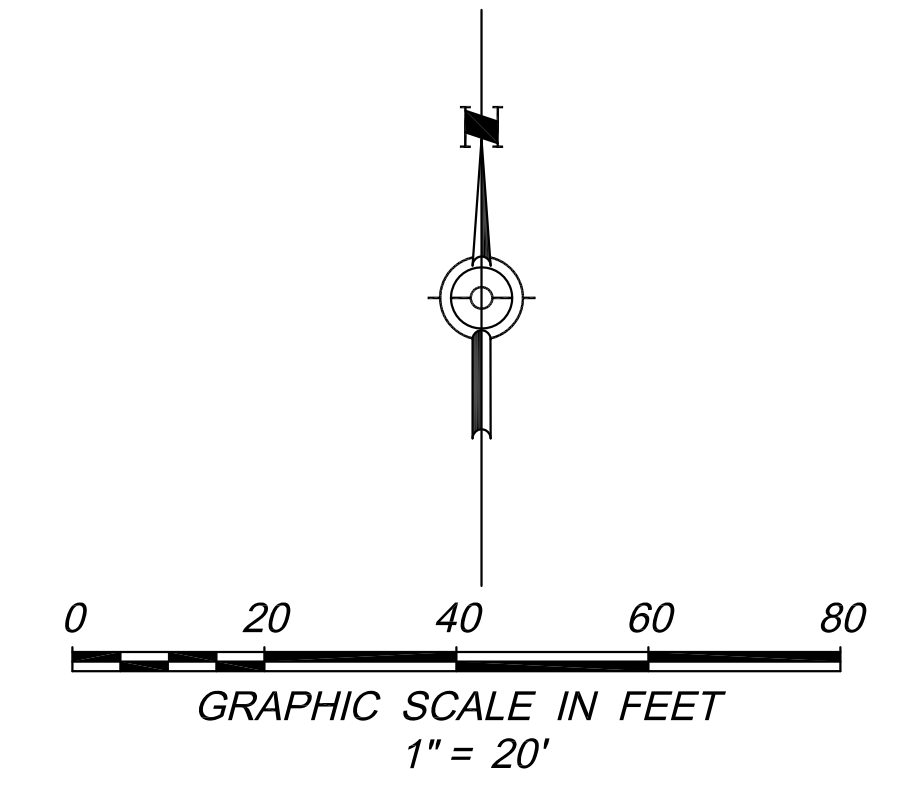
- 1 PROPOSED STRUCTURE.
- 2 7' TALL DUMPSTER WITH CMU BLOCK ENCLOSURE WITH SOLID METAL GATES. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ADA COMPLIANT PARKING SPACE
- 4 ACCESSIBLE PARKING VAN ACCESSIBLE POLE SIGNAGE & WHEELSTOPS
- 5 BARRIER FREE RAMP
- 6 TXDOT TYPE 7 BARRIER FREE RAMP
- 7 PROPOSED COMMERCIAL DRIVEWAY
- 8 EXISTING FIRE HYDRANT
- 9 PROPOSED FIRE HYDRANT
- 10 6' TALL MASONRY SCREENING WALL
- 11 PROPOSED FIRE LANE EASEMENT
- 12 PROPOSED 10'x5' WATER EASEMENT FOR METERS
- 13 SHARED ACCESS EASEMENT BY PLAT
- 14 STEPS WITH ADA COMPLIANT HANDRAILS
- 15 10'x10' CORNER CLIP TO BE DEDICATED BY PLAT
- 16 PEDESTRIAN ACCESS EASEMENT BY PLAT



VICINITY MAP (NTS)  
MAPSCO 8-U

**ROOF TOP UNITS SCREENING:**  
SCREENING SHALL BE A MINIMUM OF ONE FOOT HIGHER THAN THE HEIGHT OF THE EQUIPMENT, AND SCREENING MATERIAL SHALL BE CONSISTENT WITH THE BUILDING MATERIALS OF THE STRUCTURE ON WHICH THE EQUIPMENT IS PLACED.

SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	PD 2016-08-065
PROPOSED USE	RESTAURANT & RETAIL
BUILDING AREA sf	4,336
BLDG. HEIGHT	28'
LOT AREA sf (NET)	22,483
LOT COVERAGE	19.29%
FLOOR AREA RATIO	0.19-1
IMPERVIOUS AREA sf	16,831
LANDSCAPING AREA PROVIDED sf	5,652
PARKING REQUIRED (4336 SF @ 1/250 sf FOR SHOPPING CENTER)	18
TOTAL PARKING PROVIDED	25
ADA COMPLIANT SPACES (REQUIRED / PROVIDED)	1 / 1



CITY PROJECT NUMBER : SP2022-xxxx

**SITE PLAN**

**PROPOSED LOT 1, BLOCK A,  
0.516 AC (22,483 SF)  
McDONALD 5 ADDITION  
McKINNEY, COLLIN COUNTY, TEXAS**

**Building Copy Permit  
Approved By The Planning Department  
04/13/2023**

**OWNER/DEVELOPER**  
GREENHOUSE INVESTMENT GROUP LLC  
1120 CRESTWICK DR.  
MURPHY, TX 75084  
ATTN: WAFEDALBEDD@ICLOUD.COM

**ENGINEER / APPLICANT**  
THOMAS SITE DEVELOPMENT  
ENGINEERING INC.  
P.O. BOX 1261, COLLEVILLE, TX 76034  
ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728

**THOMAS**  
SITE DEVELOPMENT  
ENGINEERING INC.  
REGISTRATION NO. F-10289  
P.O. BOX 1261, COLLEVILLE, TX 76034  
PHONE: (214) 680-2728; THOMAS-ENG.COM  
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
MATHEW THOMAS, P.E.  
LICENSED ENGINEER # 81576  
21 Mar 2023  
PRELIMINARY  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

**McDONALD STREET PLAZA  
702 S. McDONALD STREET (SH 5)  
McKinney, TX 75069  
COLLIN COUNTY, TEXAS**

DATE	DESCRIPTION	REVISION

**C-2.0**

S:\SERIES\WORK\DESIGN\CD\WORK\_FOLDERS\DESIGN\2022\702 S McDONALD MCKINNEY DESIGN SHEETS\C-2.0 SITE PLAN - 702 S McDONALD MCKINNEY.ENG 3/7/2023 2:51:17 PM