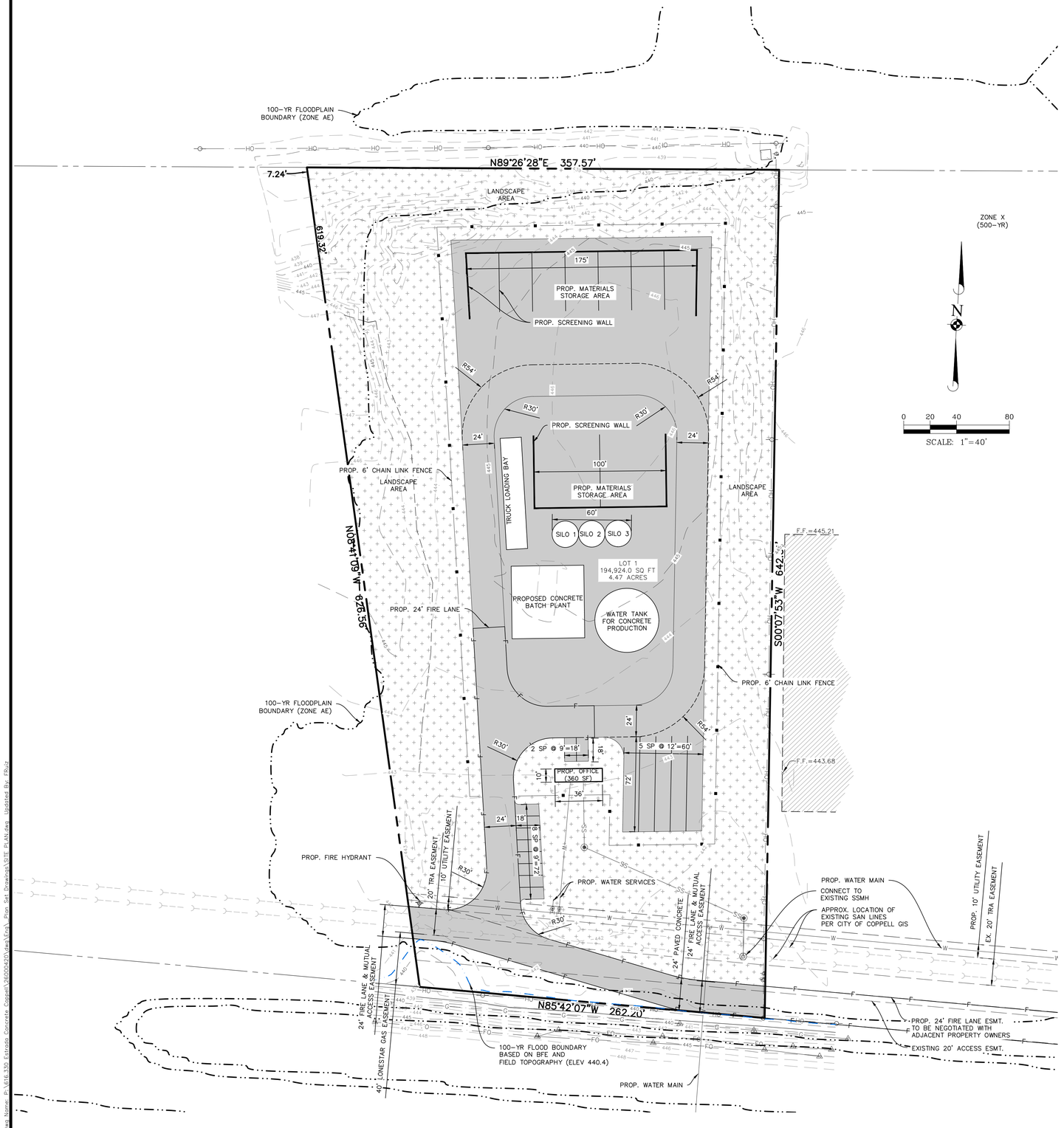

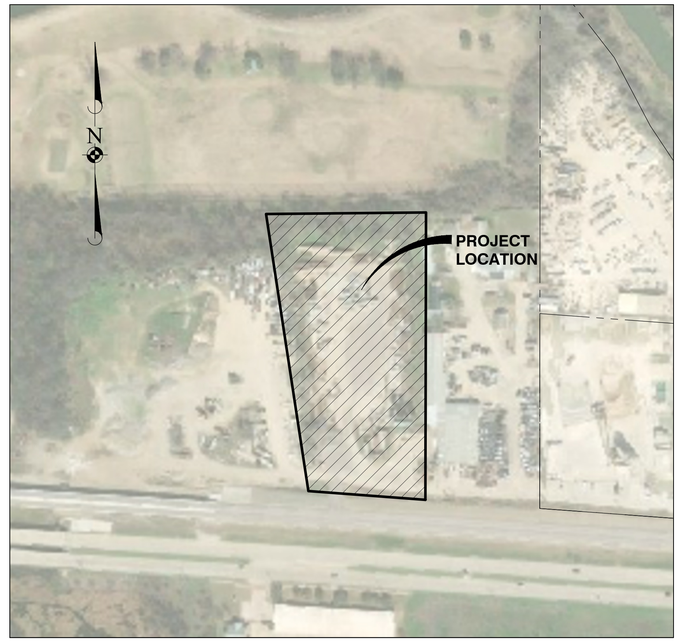

VICINITY MAP
N.T.S.

SITE DATA

SITE AREA	194,924 S.F. (4.47 ACRES)
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	TEMPORARY 5 YEAR CONCRETE BATCH PLANT
EXISTING BUILDING AREA	N/A
PROPOSED BUILDING AREA	1,080 S.F.
PROPOSED BUILDING HEIGHT	35' MAX
FLOOR AREA RATIO	0.0059:1
EXISTING ADJACENT ZONING	LIGHT INDUSTRIAL
IMPERVIOUS AREA	86,551 S.F
PERVIOUS AREA	108,373 S.F
EXISTING IMPERVIOUS COVERAGE	50.62%
PROPOSED IMPERVIOUS COVERAGE	44.40%
PARKING	
TRUCK PARKING PROVIDED	5 SPACES
PARKING PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	15 SPACES

PAVING LEGEND

PROPOSED LANDSCAPING

PROPOSED CONCRETE PAVEMENT

04-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY, UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK, TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. 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.
13. 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.
14. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
15. ALL PAVEMENT REPLACEMENT IS REQUIRED TO BE FULL PANEL REPLACEMENT.
16. ALL PUBLIC STREET PAVEMENT AND FIRE LANE PAVEMENT SHALL BE 4,000 PSI CONCRETE WITH #4 BAR REINFORCEMENT AT 18" CENTERS. SUBGRADE DESIGN AND CONCRETE THICKNESS SHALL BE PER CITY STANDARD DETAILS.
17. MAXIMUM ALLOWABLE FIRE LANE RUNNING SLOPE IS 6%. MAXIMUM ALLOWABLE FIRE LANE CROSS SLOPE IS 5%.

04-01-16

SITE PLAN NOTES:

1. PUBLIC WATER AND SEWER WILL BE PROVIDED TO THE SITE.
2. THE PROPOSED DEVELOPMENT RESULTS IN A NET DECREASE IN IMPERVIOUS SURFACE AREA. THEREFORE, NO STORMWATER DETENTION FACILITIES ARE REQUIRED OR PROPOSED.

DRAWN BY | REVISIONS | DATE

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Tennessee Board of Professional Engineers & Land Surveyors Reg. No. F-10667

ESTRADA CONCRETE

1760 EAST BELT LINE ROAD

OVERALL SITE PLAN

PROJ. MGR.: JG
PROJ. ASSOC.: CA
DRAWN BY: FCR
DATE: 04/16/2026

SHEET
C2.0

PENDING

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Plot Date: 04/16/26 Path, Name: P:\616 330 Estrada Concrete Coppell\20000420\dwg\Xref\ Plan Set Drawings\SITE PLAN.dwg Updated By: FRoz