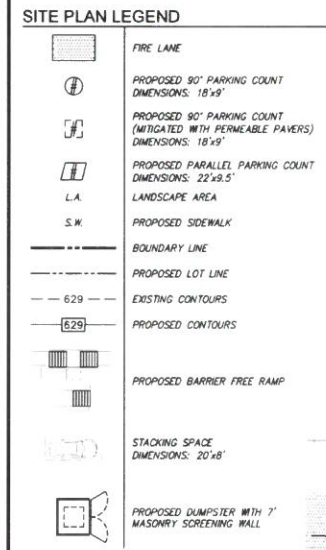
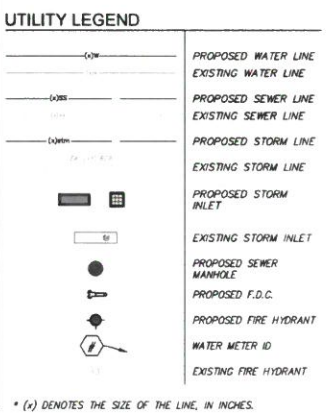
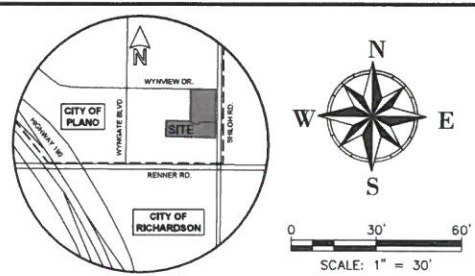
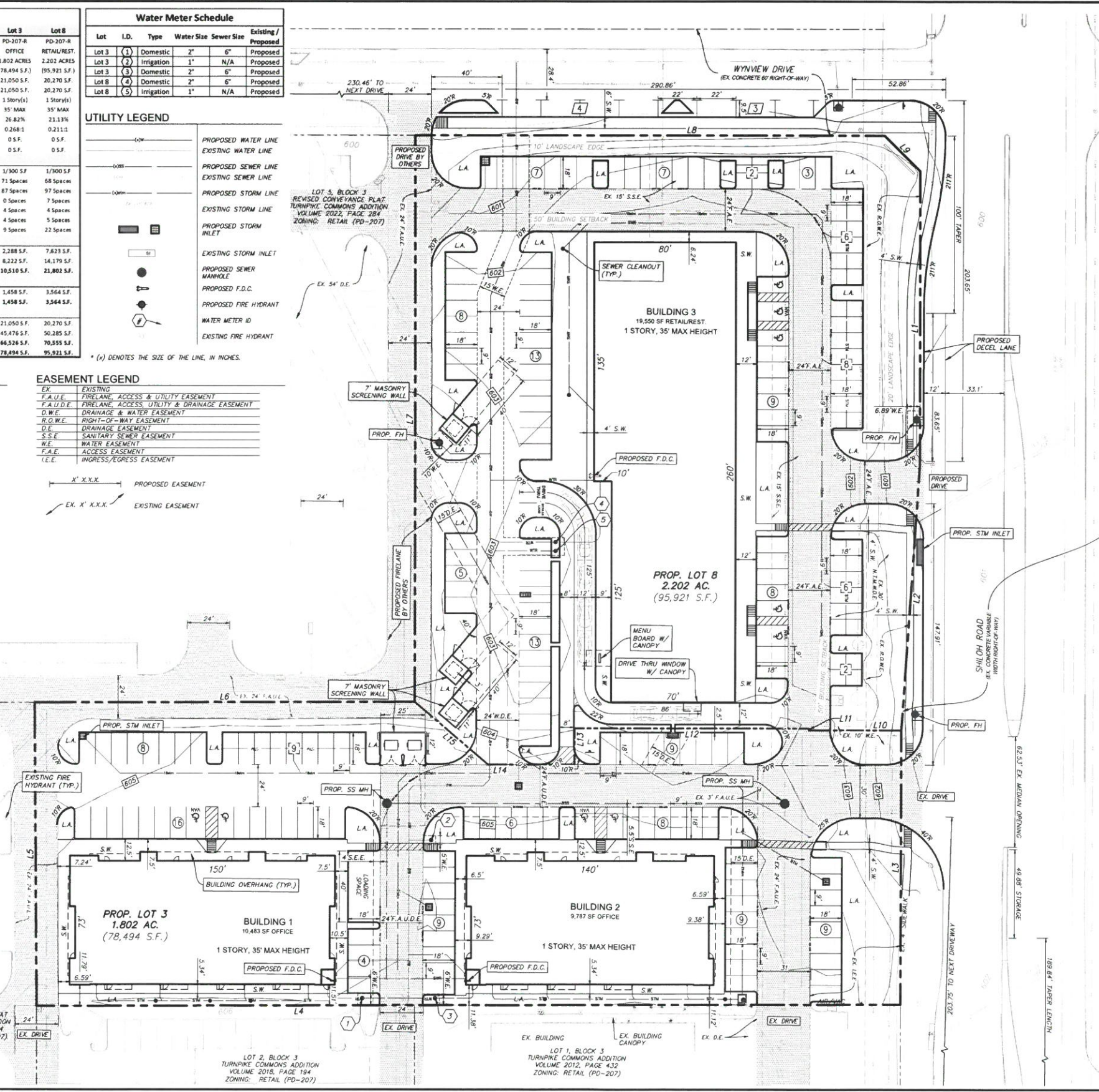


Site Data Summary Table		
General Site Data	Lot 3	Lot 8
Zoning	PD-207-R	PD-207-R
Land Use	OFFICE	RETAIL/REST.
Lot Area	1.802 ACRES (78,494 S.F.)	2.202 ACRES (95,921 S.F.)
Building Footprint Area	21,050 S.F.	20,270 S.F.
Total Building Area (including patio area)	21,050 S.F.	20,270 S.F.
Building Height	1 Story (H)	1 Story (H)
Lot Coverage (including patio area)	35% MAX	35% MAX
Floor Area Ratio	0.2683	0.2111
Existing Open Storage (square feet)	0 S.F.	0 S.F.
Proposed Open Storage (square feet)	0 S.F.	0 S.F.
Parking		
Parking Ratio	1/300 S.F.	1/300 S.F.
Required Parking	71 Spaces	68 Spaces
Provided On-Site Parking	87 Spaces	97 Spaces
Provided On-Street Parking	0 Spaces	7 Spaces
Accessible Parking Required	4 Spaces	4 Spaces
Accessible Parking Provided	4 Spaces	5 Spaces
On-Site Parking in Excess of 110% of Required Parking	9 Spaces	22 Spaces
Landscape Area		
Landscape Edge Area Provided	2,288 S.F.	7,823 S.F.
Additional Interior Landscape Area Provided	8,222 S.F.	14,179 S.F.
Total Landscape Area	10,510 S.F.	21,802 S.F.
Permeable Area		
Permeable Pavement	1,458 S.F.	3,564 S.F.
Total Permeable Area	1,458 S.F.	3,564 S.F.
Impervious Area		
Building Footprint Area	21,050 S.F.	20,270 S.F.
Area of Sidewalks, Pavement & other Impervious	45,476 S.F.	50,285 S.F.
Total Impervious Area	66,526 S.F.	70,555 S.F.
Total of Landscape Area, Permeable Area & Impervious Area	78,494 S.F.	95,921 S.F.

Water Meter Schedule				
Lot	I.D.	Type	Water Size	Sewer Size
Lot 3	(1)	Domestic	2"	6"
Lot 3	(2)	Irrigation	1"	N/A
Lot 3	(3)	Domestic	2"	6"
Lot 8	(4)	Domestic	2"	6"
Lot 8	(5)	Irrigation	1"	N/A



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°35'54"E	166.09'
L2	S03°12'55"W	150.35'
L3	S00°35'54"E	154.88'
L4	S89°17'47"W	488.58'
L5	N01°06'33"W	171.36'
L6	N89°17'48"E	214.53'
L7	N00°35'54"W	320.14'
L8	N89°24'06"E	265.58'
L9	S45°35'54"E	28.28'
L10	S89°24'06"W	52.54'
L11	N00°35'54"W	1.05'
L12	S89°24'06"W	132.54'
L13	S00°35'54"E	20.50'
L14	S89°24'06"W	48.95'
L15	N50°09'07"W	54.60'



- CITY SITE PLAN GENERAL NOTES**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon approval by Building Inspections Department. Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
 - Outdoor lighting shall comply with illumination standards within Section 5-466 of the Code of Ordinances.
 - Please contact the Building Inspections Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution, and service lines must be underground.
 - Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL NEW PAVEMENT IS CONCRETE.
 - TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 90' SPACES: 9'x18'
 PARALLEL SPACES: 9.5'x22'
 ALL RADII ARE 7' UNLESS OTHERWISE NOTED

APPROVED
 FEBRUARY 2, 2024
 CITY OF PLANO
 PLANNING DEPARTMENT
 PLANNER: P.M.

EXPIRES
 FEBRUARY 2, 2026
 CITY OF PLANO

CITY PROJECT # SP2023-019
SITE PLAN
 TURNPIKE COMMONS ADDITION
 LOT 3 & 8, BLOCK 3
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 February 2, 2024

WYNVIEW DR. @ SHILOH RD., PLANO, TEXAS
 4.004 ACRES OUT OF THE JAMES T. MCCULLOUGH SURVEY, ABSTRACT NO. 633

OWNER:
 PLANO SHILOH HOLDINGS LLC
 18484 PRESTON RD., STE. 208
 DALLAS, TX 75252-5475
 972-758-8800/2033
 CONTACT: ALAN ALTOCK

ENGINEER & PREPARER:
 WINKELMANN & ASSOCIATES, INC.
 6750 WELLSFLETCHER PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090
 CONTACT: BILLY WINKELMANN

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6750 WELLSFLETCHER PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090 FAX: (972) 490-7098
 Texas Engineers Registration No. 100048-00
 Texas Surveyors Registration No. 100048-00
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SITE PLAN
 TURNPIKE COMMONS ADDITION
 BLOCK 3, LOTS 3, & 8
 PLANO, TEXAS

C-02.00

NO.	DATE	REVISION	APPROV.
1.	2024-01-22	ISSUE FOR CONSTRUCTION	WRW