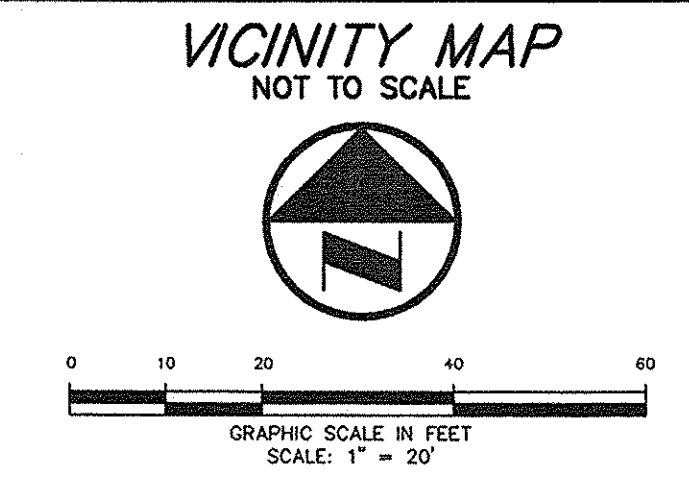
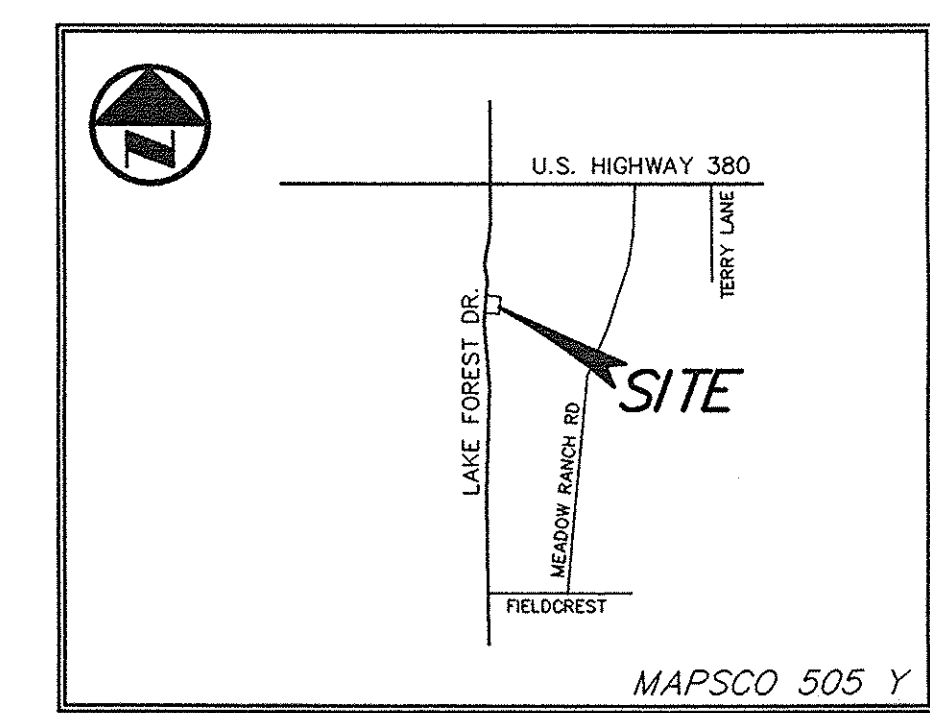


12/17/2013 - 2:48PM
 PINNACLE EYE ASSOCIATES' CLINIC
 N. JOHNS 1500-1599 1549-13-013
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LEGEND

B BOLLARD
 EM ELECTRIC METER
 PP POWER POLE
 LS LIGHT STANDARD
 WM WATER METER
 WV WATER VALVE
 ICV IRRIGATION CONTROL VALVE
 FH FIRE HYDRANT
 FDC FIRE DEPARTMENT CONNECTION
 CO CLEAN OUT
 MH MANHOLE
 GM GAS METER
 TSC TRAFFIC SIGNAL CONTROL
 TSP TRAFFIC SIGNAL POLE
 SIGN TRAFFIC SIGN
 TELB TELEPHONE BOX
 TV TV BOX
 FP FLAG POLE
 L.A. LANDSCAPE AREA
 --- PROPERTY LINE
 --- O.H. POWER LINES
 --- U/G TELEPHONE LINES
 --- U/G WATER LINE
 --- U/G GAS LINE
 --- FENCE
 (C.M.) CONTROLLING MONUMENT
 SIR 5/8-INCH IRON ROD WITH 'FOGUE ENG & DEV' CAP SET

SITE DATA SUMMARY TABLE

ITEM	LOT 3R
ZONING	2010-06-016
PROPOSED USE	MEDICAL OFFICE
LOT AREA (SF/ACRES)	62,749/1.4405
BUILDING (SF)	8,599
BUILDING HEIGHT (FT)	25 FT MAX
LOT COVERAGE (%)	13.7%
FLOOR AREA RATIO	0.14:1
PARKING REQUIRED	29 SPACES
HANDICAPPED PARKING REQUIRED	2 SPACES
PARKING PROVIDED	44 SPACES
HANDICAPPED PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA (SF)	29,821

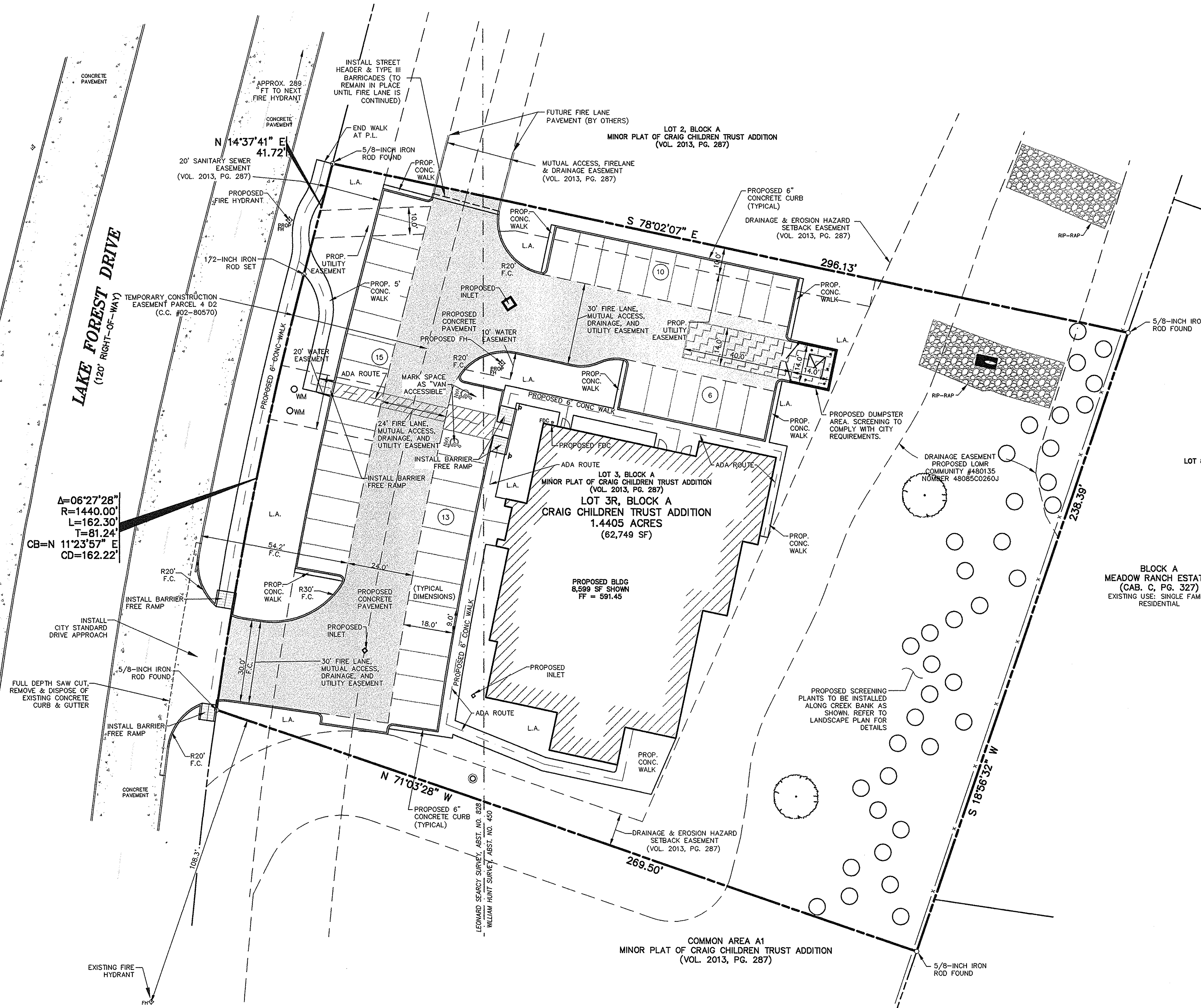
CITY OF MCKINNEY SITE PLAN NOTES:

- THE 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 OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 LOT 3R, BLOCK A, CRAIG CHILDREN'S TRUST ADDITION

NOTE:
 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

RECEIVED
 By Kathy Wright at 3:45 pm, Dec 17, 2013



CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-5377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5



BENCHMARK LIST:

BENCHMARK #1
 CITY OF MCKINNEY MONUMENT CM11 FOUND ON NORTH SIDE OF VIRGINIA PKWY 240'± EAST FROM CENTERLINE OF FLAT ROCK DRIVE.
 ELEVATION = 705.30

BENCHMARK #2
 SQUARE CUT ON CENTERLINE OF CURB INLET LOCATED ON THE EAST SIDE OF LAKE FOREST DRIVE 135'± NORTH FROM THE NORTHWEST CORNER OF THE SUBJECT SITE.
 ELEVATION = 591.33

FRANCHISE UTILITY NOTES:

- CITY OF MCKINNEY (972) 547-7340
- ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
1	10-1-13	REVISED ADA ROUTE AND STORM DRAINAGE	
DESIGN	DRAWN	DATE	PI NUMBER
RND	RND	12-17-2013	1549-13-013

OWNER
 LF DEVELOPMENT PARTNERS, LP
 5600 TENNYSON PARKWAY
 PLANO, TX 75024
 SCOTT CHRIMES
 972-294-7194 PHONE

DEVELOPER
 PINNACLE EYE ASSOCIATES
 6840 W. VIRGINIA PARKWAY STE 135
 MCKINNEY, TEXAS 75071
 DR. CARRIE ALFIERI
 (972) 369-1411 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RETT DOLLINS, P.E. 12/23/2013 ON 12-17-2013. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 RETT DOLLINS, P.E.
 P.E. No. 122232
 Date: 12-17-2013

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
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 (214) 544-8880 PHONE
 (214) 544-8882 FAX
 www.PogueEngineering.com

SITE PLAN
 PINNACLE EYE ASSOCIATES' CLINIC
 LOT 3R, BLK A, CRAIG CHILDREN'S TRUST ADD'N
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450 &
 LEONARD SEARCY SURVEY, ABSTRACT NO. 826
 CITY OF MCKINNEY, TEXAS

SHEET NO. SP1.0