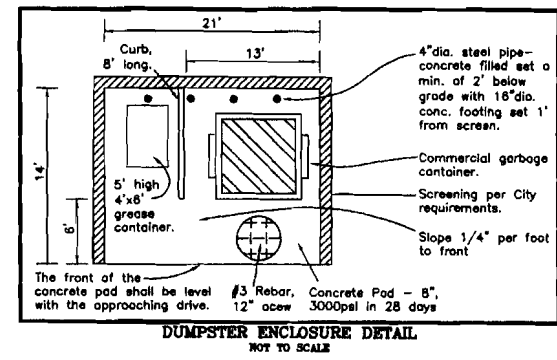
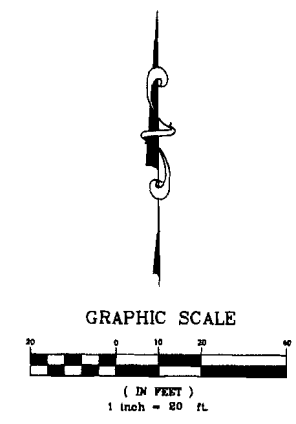
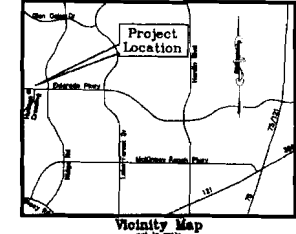
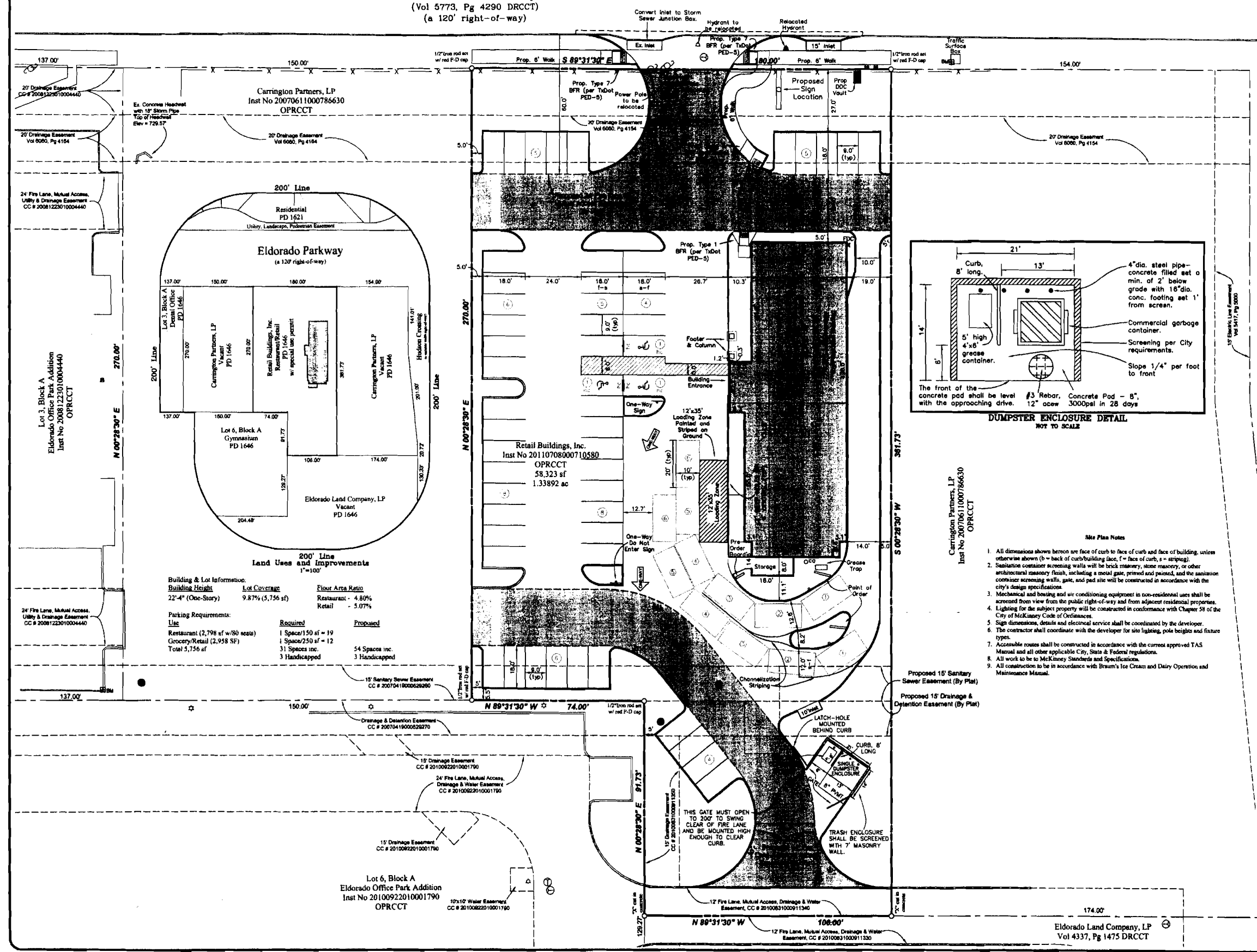


Eldorado Parkway
(Vol 5773, Pg 4290 DRCCT)
(a 120' right-of-way)



- Site Plan Notes**
- All dimensions shown herein are face of curb to face of curb and face of building, unless otherwise shown (b = back of curb/building face, f = face of curb, s = striping).
 - Sanitation container screening walls will be brick masonry, stone masonry, or other structural 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.
 - 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.
 - Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
 - Sign dimensions, details and electrical service shall be coordinated by the developer.
 - The contractor shall coordinate with the developer for site lighting, pole heights and fixture types.
 - Accessible routes shall be constructed in accordance with the current approved TAS Manual and all other applicable City, State & Federal regulations.
 - All work to be to McKinney Standards and Specifications.
 - All construction to be in accordance with Braum's Ice Cream and Dairy Operation and Maintenance Manual.

LEGEND	
AC	Asphalt
CC	County Clerk
BFR	Barrier Free Ramp
Inst	Instrument
SF	Square Feet
E	Underground Power Line
OHP	Overhead Power Line
SS	Existing Sanitary Sewer Line
W	Existing Water Line
X	Fence
Bu(B)	Benchmark
CO	Clean Out
EH	Existing Fire Hydrant
EM	Existing Manhole
EWV	Existing Water Valve
GM	Gas Meter
LP	Light Pole
PFH	Proposed Fire Hydrant
PTWV	Proposed Water Valve
PP	Power Pole
S	Sign
WM	Water Meter
DRCCT	Deed Records, Collin County, Texas
LRCCT	Land Records, Collin County, Texas
OPRCCT	Official Public Records, Collin County, Texas

OWNER/DEVELOPER
Retail Buildings, Inc.
18135 Preston Road, Suite 107
Dallas, Texas 75248
Phone: 972.991.9763

PIBURN & CARSON, LLC
CONSULTING ENGINEERS & SURVEYORS
Texas Registered Engineering Firm No. F-12324
Texas Licensed Surveying Firm No. 100871-00
9555 Forest Lane, Suite 229, Dallas, Texas 75243
Phone: 214.368.3500 Fax: 214.368.3512



SITE PLAN
BRAUM'S ICE CREAM STORE
TYPE W

1.33892 acres out of the
George Herndon Survey, Abstract No. 390
City of McKinney, Collin County, Texas

DRAWN BY: **M. Potter**
DATE: **April 25, 2012**
DRAWING FILE: **Site Plan**
JOB NO.: **2413**
SCALE: **1"=20'**
REVISIONS: