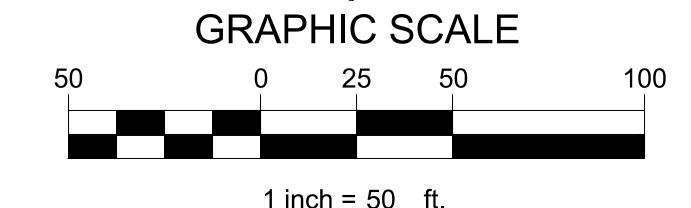
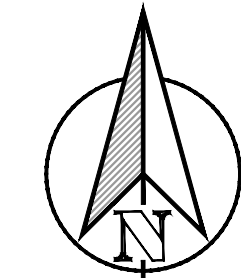
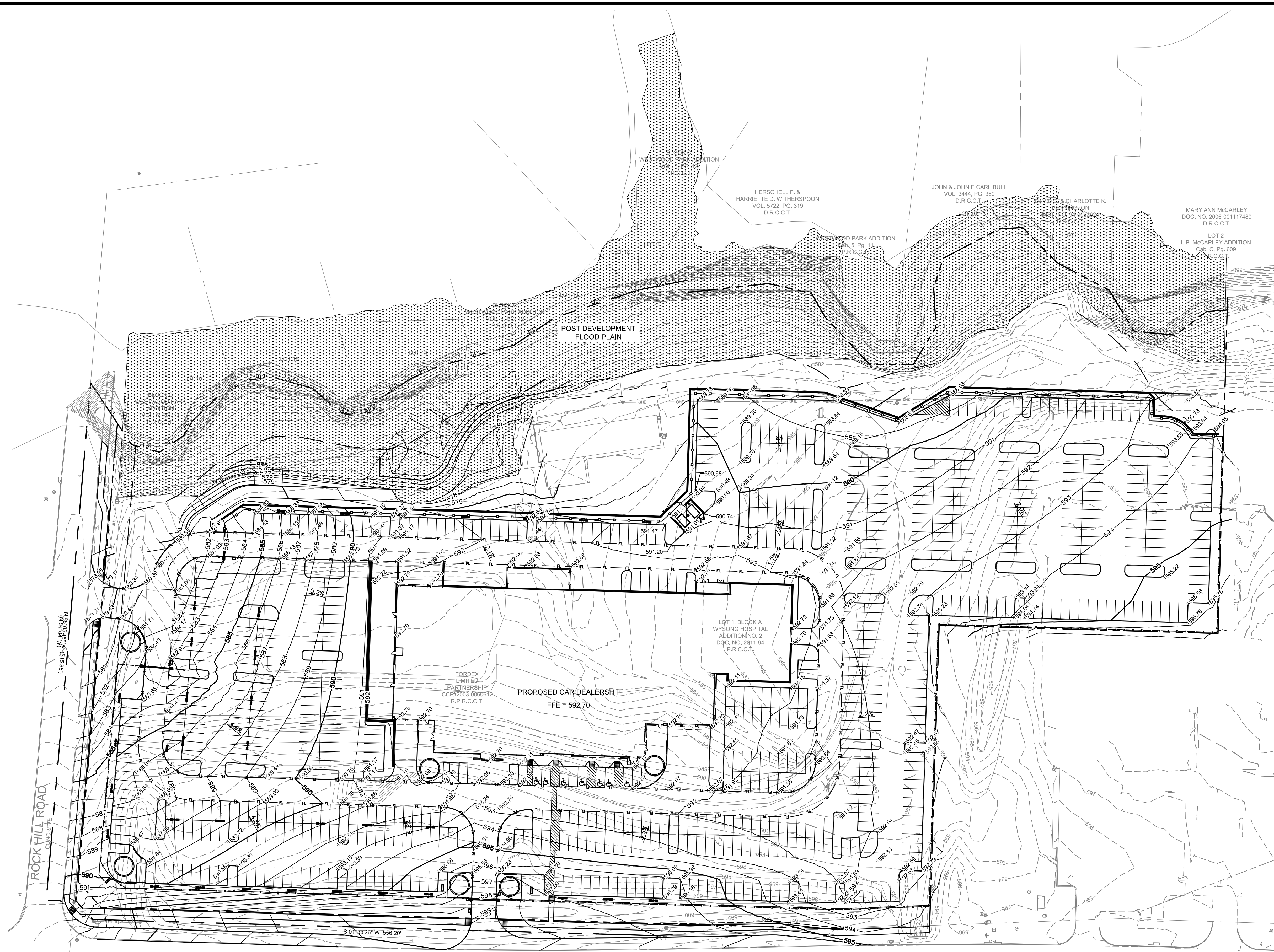


PLOTTED BY: CURTIS PETERS
 PLOT DATE: 12/28/2020 9:01 AM
 LOCATION: Z:\MARKETING\MCKINNEY DODGE - 2020\CADD\SHEETS\PRELIMINARY ENGINEERING\C-1 PRELIMINARY GRADING PLAN.DWG
 LAST SAVED: 12/28/2020 8:55 AM



LEGEND	
---695---	EXISTING CONTOUR
---700---	PROPOSED CONTOUR
x699.50	PROPOSED GRADE (TOP OF PAVEMENT)
[Stippled Area]	POST-DEVELOPMENT FLOODPLAIN

TEXAS REGISTRATION #14199
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 1985 CENTRAL DR. SUITE 8405
 ROCK HILL, TX 78147
 PHONE: 817.781.0072
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STATE OF TEXAS
 DREW DONOSKY
 125651
 LICENSED PROFESSIONAL ENGINEER
 12/28/2020

MCKINNEY DODGE
U.S. HIGHWAY 75 &
ROCKHILL RD
McKINNEY, TX

- NOTES:**
- ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 - EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1. MIN EARTH GRADE IS 1%; MIN PAVING GRADE IS 0.5%.
 - ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
 - REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
 - REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
 - THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF MCKINNEY AND ADA STANDARDS.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
 - GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.

U.S. HIGHWAY No. 75
 CONCRETE SURFACE
 VARIABLE WIDTH R.O.W.

TBM#2
 7" X CUT SET ON CURB INLET APPROX. 44.54' NORTH
 AND 9.55' EAST OF NE PROPERTY CORNER
 N: 7123159.824
 E: 2537548.909
 Z: 596.655
CITY BENCHMARK #39
 SOUTH OF VIRGINIA PARKWAY, SE OF THE FIRST
 ST. SOUTH CAR ON CONCRETE.
 N: 7123771.785
 E: 2532875.773
 ELEV: 577.764

No.	DATE	REVISION	BY

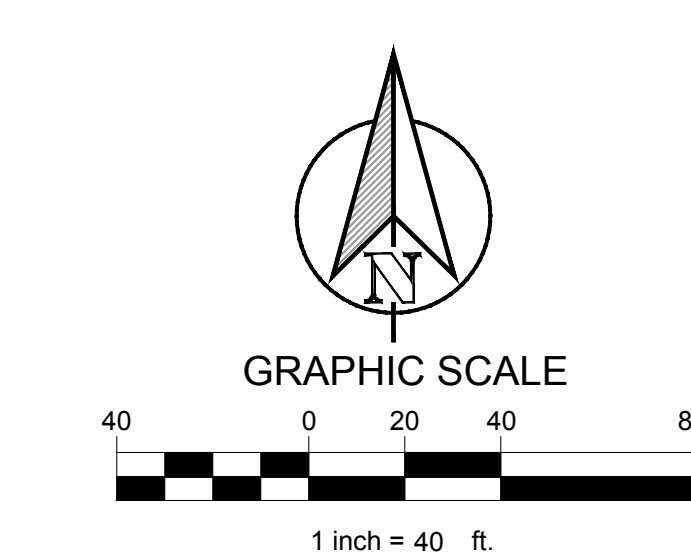
PRELIMINARY GRADING PLAN

DESIGN: ASD/CWP
 DRAWN: ASD/CWP
 CHECKED: MAM
 DATE: 12/28/2020

SHEET
C-1

File No: 2018-010

HYDROLOGIC CALCULATIONS - POST DEVELOPED CONDITIONS													
DRAINAGE AREA	AREA (AC.)	C	Tc (min)	K1	I1 (IN/HR)	Q1 (CFS)	K5	I5 (IN/HR)	Q5 (CFS)	K100	I100 (IN/HR)	Q100 (CFS)	REMARKS
A	1.35	0.30	10.0	1.0	4.97	2.01	1.00	5.63	2.27	1.15	8.94	4.15	ROOF DRAINS
B	3.50	0.85	10.0	1.0	4.97	14.80	1.00	5.63	16.76	1.15	8.94	30.61	DRAINS TO EX. CREEK
C	0.24	0.85	10.0	1.0	4.97	1.02	1.00	5.63	1.16	1.15	8.94	2.12	DRAINS TO ROCKHILL RD. ROW
D	1.55	0.85	10.0	1.0	4.97	6.56	1.00	5.63	7.43	1.15	8.94	13.58	DRAINS TO PROP. INLET
E	0.11	0.85	10.0	1.0	4.97	0.47	1.00	5.63	0.53	1.15	8.94	0.98	DRAINS TO PROP. INLET
F	1.26	0.85	10.0	1.0	4.97	5.31	1.00	5.63	6.01	1.15	8.94	10.98	DRAINS TO PROP. INLET
G	0.70	0.85	10.0	1.0	4.97	2.97	1.00	4.63	2.77	1.15	7.94	5.46	DRAINS TO PROP. INLET
H	1.68	0.85	10.0	1.0	4.97	7.11	1.00	5.63	8.06	1.15	8.94	14.71	DRAINS TO PROP. INLET
I	2.78	0.85	10.0	1.0	4.97	11.73	1.00	5.63	13.29	1.15	8.94	24.27	DRAINS TO PROP. INLET
TOTAL DRAINAGE	13.18					51.99			58.29			106.85	



LEGEND	
	- DRAINAGE AREA - DRAINAGE AREA IN ACRES - 100 YR FLOW FOR DRAINAGE AREA
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

TEXAS REGISTRATION #14199

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STATE OF TEXAS

DREW DONOSKY
125651
LICENSED PROFESSIONAL ENGINEER
12/28/2020

MCKINNEY DODGE
U.S. HIGHWAY 75 &
ROCKHILL RD
MCKINNEY, TX

No.	DATE	REVISION	BY

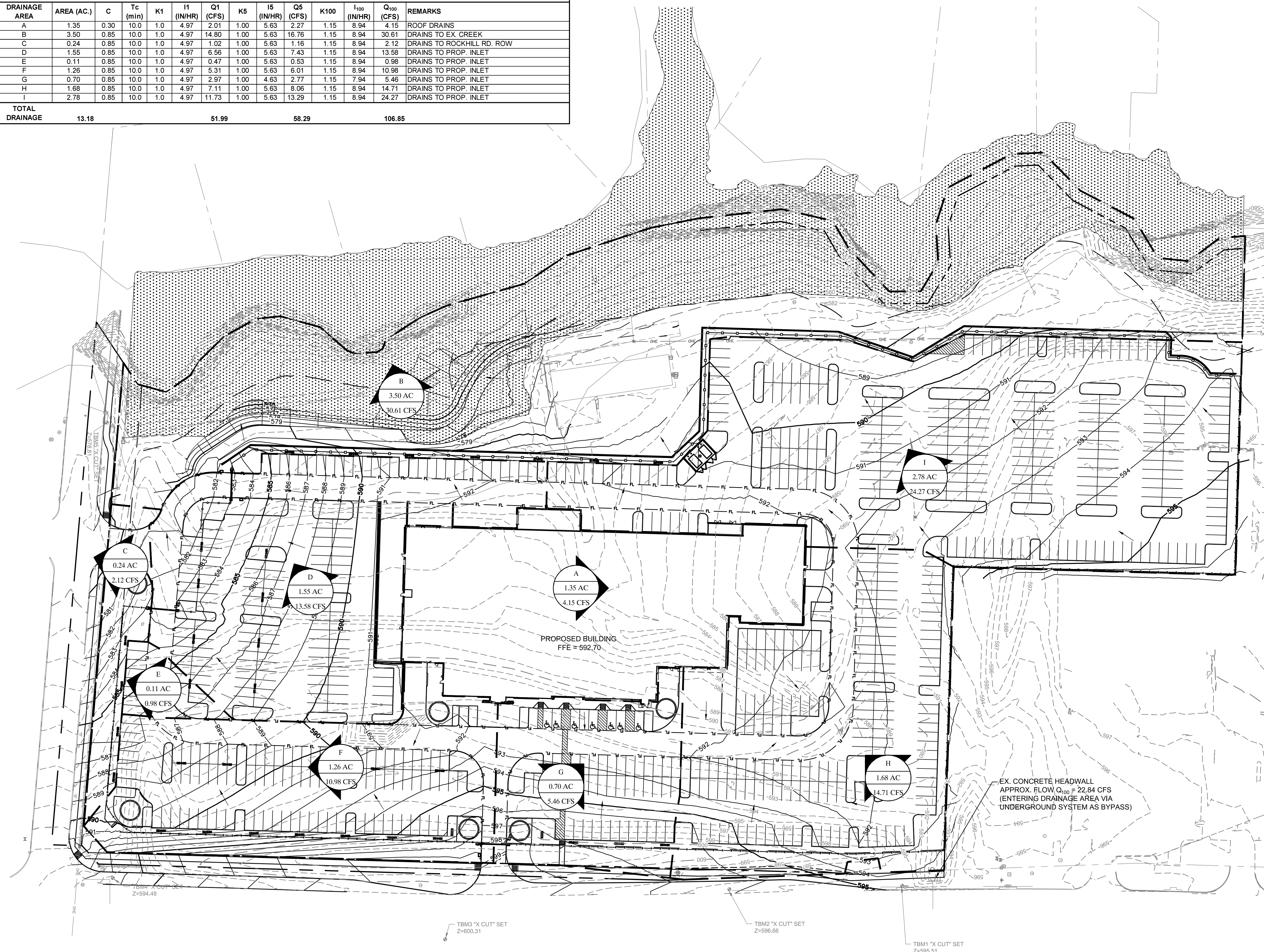
PRELIMINARY DRAINAGE PLAN

DESIGN:	ASD/CWP
DRAWN:	ASD/CWP
CHECKED:	MAM
DATE:	12/17/2020

SHEET
C-2

File No: 2018-010

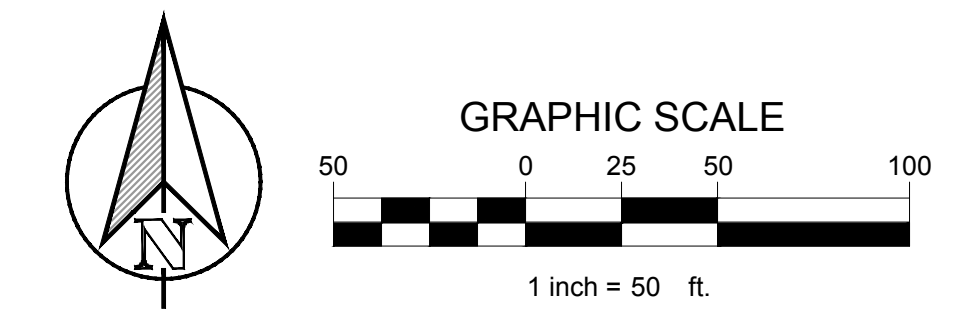
PLOTTED BY: CURTIS, PETERS
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LOCATION: Z:\MARKETING\MCKINNEY DODGE - 2020\CADD\SHEETS\PRELIMINARY ENGINEERING\C-2 PRELIMINARY DRAINAGE PLAN.DWG
LAST SAVED: 12/17/2020 9:10 AM



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SOUTH OF VIRGINIA PARKWAY, SE OF THE FIRST
ST. SOUTH CAR-ON CONCRETE.
N: 7123771.785
E: 2532875.773
ELEV: 577.764

PLOTTED BY: CURTIS, PETERS
 PLOT DATE: 12/28/2020 9:01 AM
 LOCATION: Z:\MARKETING\MCKINNEY DODGE - 2020\CADD\SHEETS\PRELIMINARY ENGINEERING\C-3 PRELIMINARY UTILITY PLAN.DWG
 LAST SAVED: 12/28/2020 9:00 AM



TEXAS REGISTRATION #14199
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 12/28/2020

MCKINNEY DODGE
U.S. HIGHWAY 75 &
ROCKHILL RD
McKINNEY, TX

LEGEND

	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING WATER MAIN
	PROPOSED WATER LINE AND GATE VALVE
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LINE

- NOTES**
- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.
 - SANITARY SEWER LINES SHOW ARE PRIVATE UNLESS OTHERWISE NOTED.
 - ALL STORM DRAINAGE LINES IN THE FIRE LANE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
 - PRIVATE UTILITIES REQUIRE SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

FRANCHISE UTILITY NOTES:

- THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.

- THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.

- THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.

- CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

- FIRE NOTES:**
- A REMOTE FDC IS REQUIRED - LOCATION & GUIDELINES SHALL FOLLOW CITY STANDARDS.
 - A TEXAS DEPARTMENT OF INSURANCE LICENSED CONTRACTOR HOLDING A SCR-G AND RME-G SHALL BE REQUIRED TO PLAN THE FIRE LINE AND FDC AND SUBMIT TO FIRE DEPARTMENT FOR REVIEW. IF A SEPARATE UTILITY CONTRACTOR WILL INSTALL THE FIRE LINE AND FDC, THEY TOO SHALL ALSO BE LICENSED BY TEXAS DEPARTMENT OF INSURANCE AND HOLD A SCR-U AND RME-U.

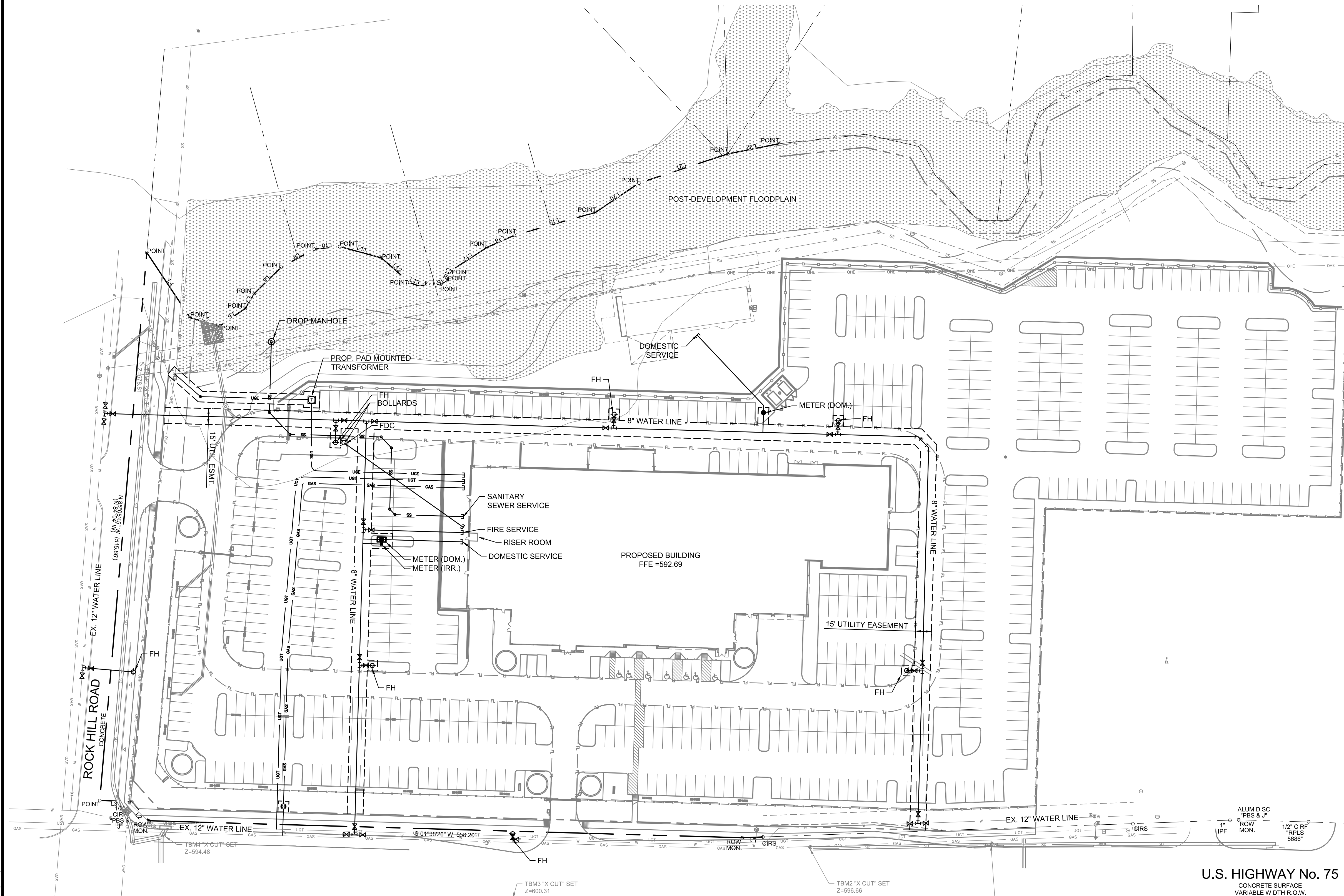
NO.	DATE	REVISION	BY

PRELIMINARY UTILITY PLAN

DESIGN: ASD/CWP
 DRAWN: ASD/CWP
 CHECKED: MAM
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SHEET
C-3

File No: 2018-010



U.S. HIGHWAY No. 75
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