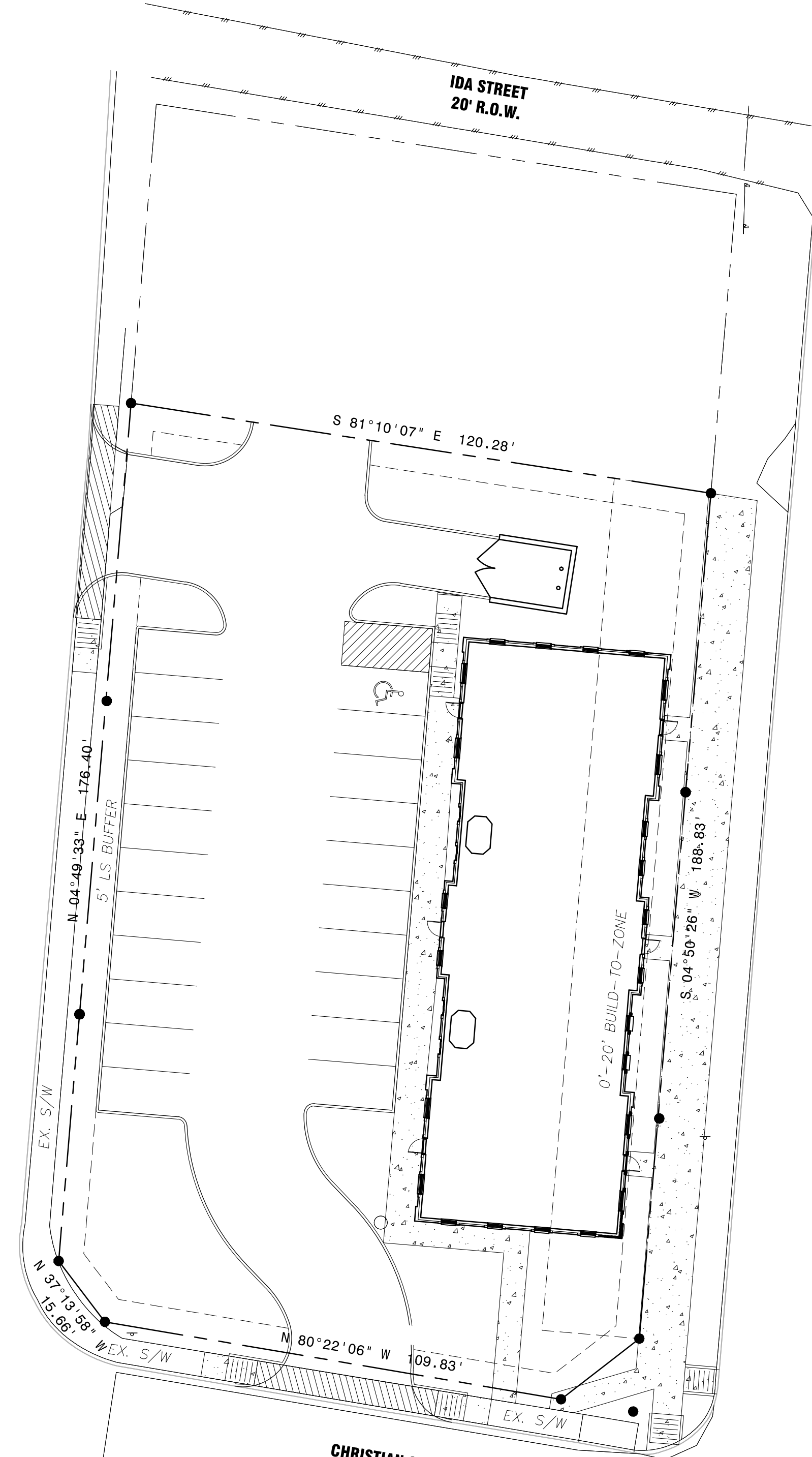


CHESTNUT STREET  
40' R.O.W.

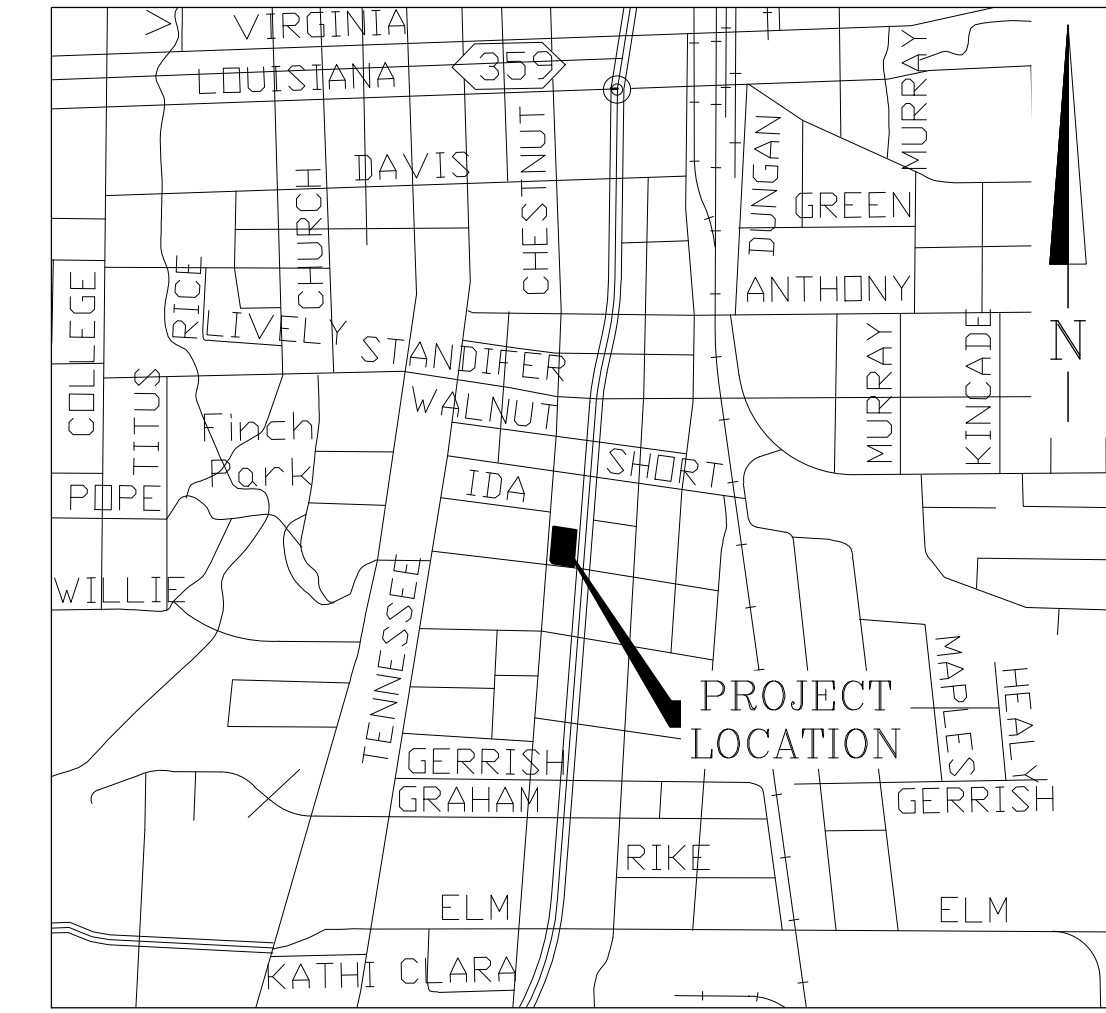


HIGHWAY 5  
(S. McDONALD STREET)  
100' R.O.W.

LEGEND

S.R.F.	STEEL ROD FOUND	⊗	POWER POLE
S.R.S.	STEEL ROD SET	⊞	LIGHT POLE
"x"	CUT X IN CONCRETE	T	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ <sup>SSMH</sup>	SANITARY SEWER MANHOLE
///	ASPHALT	-·-	FIRE HYDRANT
⊕	TBM	⊗ <sup>WM</sup>	WATER METER

PURPOSE. THE "PD" – PLANNED DEVELOPMENT DISTRICT IS DESIGNED TO PROVIDE FOR LIMITED COMMERCIAL USES SERVING THE COMMON AND FREQUENT NEEDS OF THE RESIDENTS AND COMMUTERS THAT TRAVEL THE STATE HIGHWAY 5 CORRIDOR. THE PROPOSED ZONING IS MEANT TO CONFORM WITH HIGHWAY 5 CORRIDOR CONTEXT SENSITIVE MASTER PLAN. THIS ZONING WILL BE UNIQUE IN THE FACT THAT WE ARE SAVING ALL SPECIMEN TREES AND WILL BE THE FIRST TO FOLLOW THE HIGHWAY 5 CORRIDOR MASTER PLAN.



Vicinity Map 1"=1000'

TBPE FIRM  
REGISTRATION NO.  
F-17299

**1519 Engineering**  
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MCDONALD SOUTH RETAIL  
LOTS 1C 3A 3B4, BLOCK 33,  
SHORTS ADDITION  
0.52 AC., ZONED: NEIGHBORHOOD BUSINESS  
DISTRICT (BN)  
MCKINNEY, COLLIN COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS  
THIS DOCUMENT IS PROVISIONAL  
AND FOR REVIEW ONLY. IT IS NOT  
INTENDED FOR CONSTRUCTION,  
BIDDING OR PERMIT PURPOSES.  
CLINT D. LANNEN, PE # 107845  
DATE: 06/23/2016

DRAWN: CCEC  
DATE: 02/01/2016  
1519 JOB#: 16-104  
SHEET NO:  
EXHIBIT