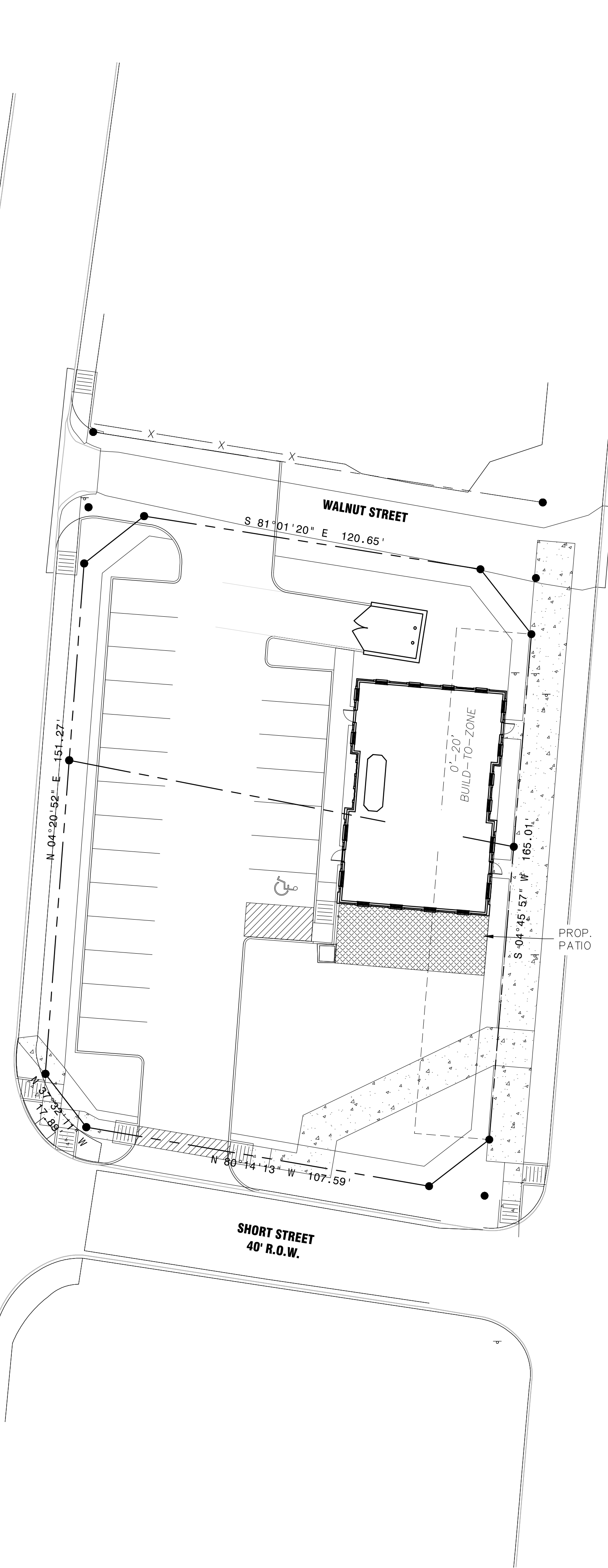


CHESTNUT STREET
40' R.O.W.



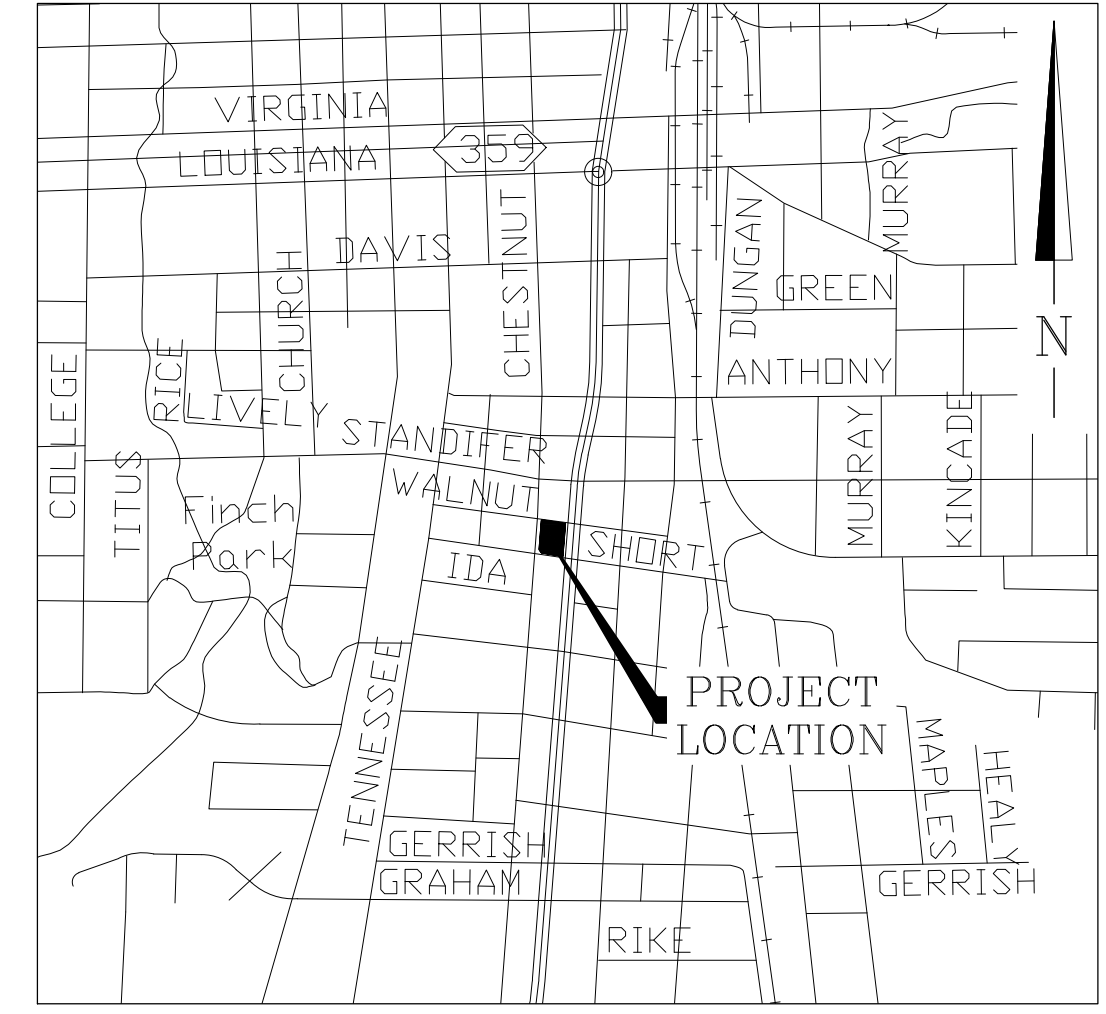
HIGHWAY 5
(S. McDONALD STREET)
100' R.O.W.

SHORT STREET
40' 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	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	-·-	FIRE HYDRANT
⊕	TBM	⊗ ^{WM}	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"=100'

TBPE FIRM
REGISTRATION NO.
F-17299

1519 Engineering

5054 Franklin Avenue Suite A, Waco, TX 76710
Ph: 254-776-1519
www.1519LLC.com

MCDONALD NORTH RETAIL
LOTS 1&2, BLOCK 23,
SHORTS ADDITION,
0.45 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: 06/21/2016

DRAWN: AEW
DATE: 02/01/2016
1519 JOB#: 16-103
SHEET NO:
EXHIBIT